

City of Gloucester

City Council

CITY HALL • GLOUCESTER • MASSACHUSETTS • 01930
Telephone 508-281-9722 Fax 508-281-8472

CITY COUNCIL
AND
CITY COUNCIL STANDING COMMITTEE
Planning & Development
Wednesday, September 30, 2009 – 7:00 p.m.
Council Conference Room (first floor)
9 Dale Avenue - City Hall

AGENDA

1. SCP2009-006: 16 Kondelin Road, Sec. 5.13 Personal Wireless Service Facility (@ req. applicant cont'd from 8/19/09, 9/2/09, 9/16/09)
2. SCP2009-007: 30 Blackburn Drive, Bldg 4(aka 14-20 Blackburn Dr), Sec. 5.13 Personal Wireless Service Facility (@ req. applicant cont'd from 8/19/09, 9/2/09, 9/16/09)
3. SCP2009-008: 1 Main Street, Sec. 5.13 Personal Wireless Service Facility (@ req. applicant cont'd from 8/19/09, 9/2/09, 9/16/09)
4. SCP2009-011: 37 Causeway Street, Sec. 5.13 Personal Wireless Service Facility
5. Other Pending Business for status discussion only.
 - a. CC2009-001 (Hardy) Regarding informal review and recommendation by Planning Board on GZO, Sec. 3.2.1 dimensional requirements for single and two family dwellings. P&D is awaiting review and recommendation from Planning Board.
 - b. CC2008-047 (Grow) Regarding two new zoning districts, Harbor Business 1 and Harbor Business 2. P&D awaiting Planning Board disposition resulting from Harbor Plan discussions etc.
 - c. Rezoning 447 Western Avenue – P&D is awaiting completion of Planning Board Public Hearing (tentatively scheduled for 10-19) for vote and recommendation.
 - d. Senator Tarr's pending Senate Bill # 789 – an Act relative to land use regulations. Referred to P&D at CC 9/22 mtg.
6. Other Business

NOTE: Agenda items may be taken out of order

COMMITTEE
Councilor Jackie Hardy, Chair
Councilor Sharon George, Vice Chair
Councilor Philip Devlin

Committee members – Please bring relevant documentation

Cc: Mayor, Jim Duggan
Greg Cademartori, Planning Director
Wellman Associates, Inc.
William Sanborn, Inspector of Buildings



CITY OF GLOUCESTER

GLOUCESTER, MASSACHUSETTS - 01930

City of Gloucester Special Council Permit - Application

CITY CLERK
GLOUCESTER, MA
09 AUG 27 PM 1:21

11/2/09
(Public hearing to be held no
later than above date)

In conformance with the requirements of the Zoning Ordinance of the City of Gloucester, the undersigned hereby applies for a Special Council Permit (CC or CCS) in accordance with Section 1.8.3 of the Ordinance and other Sections as listed below:

Type of Permit (Give specific section of Zoning Ordinance) Special Permit
Section 5.13: Personal Wireless Service Facility

Applicant's Name: MetroPCS Massachusetts, LLC

Owner's Name Bernard A. Sova (Pete)
(if different from applicant)

Location 37 Causeway Street Map # 234 Lot # 48
(Street Address)

Zoning Classification: G-1

- Attached is a list of owners (with complete addresses) of land directly opposite on any public or private street or way, direct abutters, and abutters to the abutters of land within three hundred (300) feet of the property line, as they appear on the most recent City of Gloucester Assessor's Maps and Tax list.
- Attached is a listing of criteria set forth in Section 1.8.3(e) of the Zoning Ordinance, including any supportive material or comments the applicant may wish to include (i.e. ZBA decisions, Order of Conditions, ect.) if necessary.
- Attached are the necessary plans as set forth in Section of 1.8.3(b) of the Zoning Ordinance, which at a minimum consist of an accurate plot plan (to scale) showing existing and/or proposed building or structures.

City of Gloucester - Action

Fee: 1,000.00 Ch# 5106
City Clerk (received): Jmal 8/27/09
City Council (received): 9/1/09
Public Hearing (ordered) _____
Public Hearing (opened) _____
Public Hearing (closed) _____
Final Decision _____
Disposition _____
(Approved, Denied, Approved w/conditions)

Applicant:

[Signature] - Agent
Name (Signature)
P.O. Box 738, Westford, MA 01886
Address
978.846.4954
Telephone

Certified for completeness: [Signature] Date: 8/26/09
Building Inspector: _____ Date: _____
Planning Director: BMC Date: 8/26/09

* TAX Agreement
ATTACHED

Application For Special Permit

The undersigned applicant hereby applies for a special permit under M.G.G., Ch. 40A, § 9 as follows.

1. Applicant (includes equitable owner or purchaser on a purchase and sales agreement):

Name: MetroPCS Massachusetts, LLC

Address: 285 Billerica Road, 3rd Floor, Chelmsford, MA 01824

Tel. #: Days 978.244.7200

Evenings _____

_____ Check here if you are the purchaser on a purchase and sales agreement.

2. Owner, if other than applicant:

Name: Bernard A. Sova (Pete)

Address: 37 Causeway Street

Tel. #: Days 978.283.5454

Evenings _____

3. Property:

Street address: 37 Causeway Street

Assessor's map: 234 Lot: 48

Registry of deeds where deed, plan, or both records:

Southern Essex County District

Deed recording: Book 234 Page 48

Plan recording: Plan # 91

Property is location in the General Industrial zoning district.

4. Nature of relief requested:

Special permit pursuant to Article/Section 5.13 Personal Wireless Service Facility of the
Zoning Ordinance/By-Law which authorizes City Council to permit

Detailed explanation of request:

Please see the attached application package for a detailed explanation of Applicant's request.

5. Evidence to support grant of special permit:

Because of reasons set forth below, the special permit requested will be in harmony with the intent and purpose of the Zoning Ordinance/By-Law:

Please see the attached application package for evidence to support granting of a special permit.

Because of reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/By-Law as follows:

Please see the attached application package for these reasons.

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the Applicant or will represent the Applicant, owner or equitable owner must designate such representative below.

Name of Representative: N/A

Address of Representative: _____


Tel. #: Days _____ Evenings _____

Relationship of representative to owner or equitable owner:

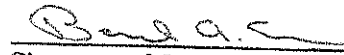
I hereby authorize _____ to represent my interests before the
Special Permit Granting Authority with respect to this Special Permit Application.

(Signed by owner/equitable owner) _____

I hereby certify under the pains and penalties of perjury that the information contained in this Application is true and complete.


Signature of Applicant _____ Date _____

Gini Vilante - Agent


Signature of Owner, if other than Applicant _____ Date _____

5/29/09

Signature of Equitable Owner
Who is filing Application to
satisfy condition of
Purchase and sales agreement _____ Date _____

Section 1.8.3(e) - (Use additional sheets, if necessary)

1. Social, Economic, or community needs served by the proposal:

Please see the attached application package for a detailed explanation.

2. Traffic flow and safety :

Please see the attached application package for a detailed explanation.

3. Adequacy of utilities and other public services :

Please see the attached application package for detailed explanation.

4. Neighborhood character and social structure :

Please see the attached application package for a detailed explanation.

5. Qualities of the natural environment :

Please see the attached application package for a detailed explanation.

6. Potential fiscal impact:

Please see the attached application package for a detailed explanation.

The applicant is advised that City staff is available to assist the applicant in preparing the application, including the Inspector of Buildings and City Planner.

BRIAN P. CASSIDY

(978) 281-9485
Facsimile (978) 283-9966
bpcassidy2@verizon.net

Attorney at Law

63 Middle Street
Gloucester, MA 01930

August 17, 2009

HAND DELIVERED

William Sanborn, Inspector of Buildings
Gloucester Building Department
City Hall Annex
3 Pond Road
Gloucester, MA 01930

RE: Tax Agreement – 47 Causeway Street Realty Trust

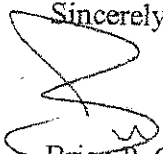
Dear Bill:

Enclosed please find a signed copy of the Agreement between Bernard Sova as Trustee of the 47 Causeway Street Realty Trust ("the Trust") and the Treasurer pursuant to Section 2-82 of the Gloucester Code of Ordinances.

This Agreement allows Metro PCS to proceed with its application for a special permit to erect a cell tower on the Trust's property on Causeway Street.

Please call me if you have any questions.

Sincerely,



Brian P. Cassidy

Enc.

Cc Bernard A. Sova (via facsimile)

AGREEMENT
Gloucester Ordinance Sec. 2-82

This Agreement ("Agreement") is made pursuant to Section 2-82 (c) by and between Bernard A. Sova as Trustee of the 47 Causeway Street Realty Trust and Jeffrey Towne, City of Gloucester Treasurer/Collector.

WHEREAS, Bernard A. Sova as Trustee of the 47 Causeway Street Realty Trust (the Trust), is the owner of the land and buildings located at 37 Causeway Street, Gloucester, Essex County, Massachusetts, Gloucester Assessors Map 234, Lot 48; and,

WHEREAS, the Trust is in arrears in the payment of its real estate taxes on said property and personal property taxes; and,

WHEREAS, Bernard A. Sova as Trustee of the Fourteen Burnham Street Realty Trust, has brought the tax arrearages the land and buildings located at 14, 16 and 18 Burnham Street current; and,

WHEREAS, Section 2-82 (c) provides: "Any party shall be given an opportunity to enter into a payment agreement, thereby allowing the licensing authority to issue a certificate indicating said limitations to the license or permit and the validity of said license shall be conditioned upon the satisfactory compliance with said agreement. Failure to comply with said agreement shall be grounds for the suspension or revocation of said license or permit provided; however, that the holder be given notice and a hearing as required by applicable provisions of law."

WHEREAS, Jeffrey Towne is the duly appointed Treasurer/Collector for the City of Gloucester; and,

WHEREAS, it is in the interest of the Trust and the City of Gloucester to allow the application for a special permit to install a cell tower on the property to be adjudicated on its merits;

WHEREFORE, the Parties agree as follows:

1. The Trust shall pay the total real estate tax and personal property tax arrearage on the land and buildings at 37 Causeway Street no later than:

- (a) thirty (30) days after the approve and expiration of any appeals for the issuance of a City Council Special Permit of the application by Metro PCS for a cellular tower to be located on said property; or,
- (b) if the application by Metro PCS is approved or denied and appealed by Metro PCS or a third party, ninety (90) days after the filing of special permit decision in the city clerk's office; or,

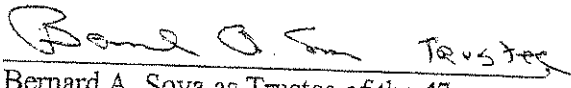
(c) if the application by Metro PCS for a special permit is denied and no appeal from the denial is taken, ninety (90) days from the end of the appeal period.

2. Upon the execution of this Agreement the Treasurer shall issue a letter to the Building Inspector stating that the Trust has entered into a payment agreement pursuant to Section 2-28 (c) and that the Trust is in compliance with that Agreement, and any other such documentation as the Building Inspector or other City officials may require to allow the Metro PCS application for zoning approval proceed.

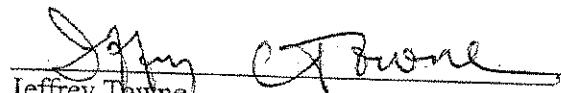
3. Nothing in this Agreement shall be construed as approval of any application for zoning relief.

4. Interest shall continue to accrue on the unpaid real estate and personal property taxes until the arrearage is paid in full.

5. This Agreement does not prohibit the Tax Collector from proceeding with the tax title foreclosure process for any taxes in arrearage.


Bernard A. Sova as Trustee of the 47
Causeway Street Realty Trust

Dated: August 14, 2009


Jeffrey Towne
City of Gloucester Treasurer/Collector

Dated: August 17, 2009

WELLMAN ASSOCIATES, INC.

70 BROADWAY STREET
P.O. Box 738
WESTFORD, MA 01886

May 29, 2009

The City Gloucester
Gloucester City Council
9 Dale Avenue
Gloucester, MA 01930

**RE: Applicant: MetroPCS Massachusetts, LLC
Proposed Wireless Communications Facility
37 Causeway Street (Assessor's Map 234, Lot 48)**

Dear Honorable Members of the City Council:

This firm represents the Applicant in connection with an application for a Special Permit from the Gloucester City Council (the "Council"), in connection with its proposed installation of a Personal Wireless Service Facility ("PWSF"). This proposed installation will be located on a building within the General Industrial (G-I) zoning district. Pursuant to Section 5.13.1 of the City of Gloucester Zoning Ordinance (the "Ordinance"), the use of the Property for a PWSF is permitted by Special Permit from the City Council.

This letter is submitted in support of the attached application, together with various other supporting materials enclosed herewith.

Company Information

MetroPCS Massachusetts, LLC. (herein MetroPCS) is one of a limited number of companies to have received licensing by the Federal Communications Commission to provide wireless communication services to not only the residents and businesses of the City of Gloucester but also throughout the Greater New England region. On the basis of these licenses, MetroPCS is mandated by the Federal Communications Commission to actively construct and operate a seamless wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts, and in particular in the City of Gloucester and the greater surrounding area. A copy of MetroPCS's FCC license is attached hereto.

MetroPCS is in the process of designing and constructing a telecommunications system to serve the New England Market. MetroPCS offers wireless broadband personal communication services, or PCS, on a no long-term contract, flat rate, and unlimited usage basis in selected major metropolitan areas in the United States. Since MetroPCS has launched their innovative wireless service in 2002, they have been among the fastest growing wireless broadband PCS providers in the United States as measured by growth in subscribers and revenues during that

period. MetroPCS currently owns or has access to wireless licenses covering a population of approximately 140 million in the United States, which includes 14 of the top 25 largest metropolitan areas in the country. As of June 30, 2007, MetroPCS has launched service in seven of the top 25 largest metropolitan areas covering a licensed population of approximately 39 million and had approximately 3.6 million total subscribers, representing a 40% growth rate over total subscribers as of September 30, 2006.

Description of Proposed Installation

The Applicant proposes to install a total of four (4) panel antennas measuring approximately 54.1" x 6.1" x 2.7" to be mounted on the existing penthouse of the building. The antennas will be connected, via eight (8) coaxial cables, to equipment cabinets enclosed within a proposed room on the first floor of the building. The proposed 11' x 17' equipment room will house one (1) BTS cabinet measuring 35" x 38" x 36", and one (1) backup battery cabinet measuring 30" x 31" x 69". The proposed equipment room will also allow for expansion for future cabinets if necessary. Additionally, one (1) GPS antenna will be installed on one of the four antenna mounts to allow for FCC mandated E911 capabilities. The proposed GPS antenna measures 5" H x 3.2" D.

The existing penthouse is approximately 40' high, measured from the ground, and the top of the antennas will be at a height of 39', and will not exceed the height of the penthouse.

The installation requires only electric and telephone utilities and, once completed, will require an average of one to two monthly maintenance visits by qualified company technicians. No water, sewer or other municipal services are required. Please also note that no permanent back-up generator is included as part of the installation.

Submission Requirements

Section 5.13.5.5 Application Filing Requirements

a) General Filing Requirements

- 1) Name, address and telephone number of the Applicant and co-applicants as well as any agents for the Applicant or co-applicants.

The Applicant requesting the Special Permit is MetroPCS Massachusetts, LLC having an address of 285 Billerica Road, 3rd Floor, Chelmsford, MA 01824. Kate Rugman, Zoning Project Manager, may be reached at (978) 244-7287. The agent for the Applicant is Wellman Associates with a mailing address of 70 Broadway Street, P.O. Box 738, Westford, MA 01886. The agent's representative Gin Vilante may be reached at (978) 846-4954.

- 2) *Co-applicants may include the landowner of the subject property, licensed carriers and tenants for the proposed wireless service facility.*

The Applicant, MetroPCS Massachusetts, LLC, has entered into a Lease Agreement with the owner of the property, Bernard A. Sova, with a place of business located at 37 Causeway Street. The owner of the property has acknowledged and agreed that a Special Permit for the proposed facility is necessary prior to the construction of the facility, and has executed the Special Permit Application evidencing such.

3) *A licensed carrier shall either be an Applicant or a co-applicant.*

The Applicant is an FCC licensed PCS carrier. Enclosed please find the Applicant's FCC license to provide service in the City of Gloucester .

4) *Original signatures for the Applicant and all co-applicants applying for the Special Permit. If the Applicant or co-applicant will be represented by an agent, original signatures authorizing the agent to represent the Applicant and/or co-applicant. Photo reproductions will not be accepted.*

Attached please find the Special Permit Application which contains original signatures from the Applicant and the property owner as well as authorization from the Applicant allowing Wellman Associates, Inc. to represent them through the Special Permit process.

b) Location Filing Requirements

1) *Identify the subject property by including the City as well as the name of the locality, name of the nearest road or roads, and street address, if any.*

The subject property is the Modern Heat building located at 37 Causeway Street Gloucester, MA.

2) *Tax map and parcel number of the subject property.*

The subject property is listed as Map 234, Lot 48 at the City of Gloucester Assessor's Office.

3) *Zoning district designation for the subject parcel (Submit copy of City zoning map with parcel identified).*

The subject property is located in the General Industrial (G-I) zoning district. Enclosed please find a copy of the City of Gloucester Zoning Map with the subject property identified.

4) *A line map to scale showing the lot lines of the subject property and all properties within 300 feet and the location of all buildings, including accessory structures, on all properties shown.*

Enclosed please find site plans prepared by Hudson Design Group, LLC dated 5/21/09, depicting the lot lines of the subject property as well as properties within 300 feet.

- 5) *A City-wide map showing the other existing personal wireless service facilities in the City and outside the City within one mile of its corporate limits.*

Enclosed please find a map depicting the Applicant's proposed facilities within the City of Gloucester and within one mile of its corporate limits. The Applicant respectfully requests a waiver from the requirement of showing all existing personal wireless service facilities as the Applicant is not privy to the locations of competing carriers facilities.

- 6) *The proposed location of all existing and future personal wireless service facilities in the City on a City wide map for this carrier.*

Please note that currently the Applicant does not have any existing facilities in the City of Gloucester. Enclosed please find a map of the Applicant's proposed future facilities within the City of Gloucester.

c) *Siting Filing Requirements*

- 1) *A one inch equals 40 feet vicinity plan showing the following:*

- A) *Property lines for the subject property*
- B) *Property lines for all properties adjacent to the subject property within 300 feet.*

Please see the enclosed site plans prepared by Hudson Design Group, LLC. The Applicant respectfully requests a waiver of the one inch equal 40 feet scale to allow for visibility of all property lines within 300 feet.

- C) *Tree cover on the subject property and adjacent properties within 300 feet, by dominant species and average height, as measured by or available from a verifiable source.*

The Applicant respectfully requests a waiver from this requirement. The subject property is located just off Route 128 between Exit 13 and Oak Island and there is no tree cover on the subject property.

- D) *Outline of all existing buildings, including purpose (e.g. Residential buildings, garages, accessory structures, etc.) on subject property and all adjacent properties within 300 feet.*

Please see the enclosed site plans prepared by Hudson Design Group, LLC. The subject property is located just off Route 128 between Exit 13 and Oak Island and is surrounded by industrial and residential uses. The only existing structure within 300 feet of the subject property is the Sudbay Auto Dealership shop and office building.

E) *Proposed location of antenna, mount and equipment shelters.*

Please see the enclosed site plans which depict the proposed location of the Applicant's antennas mounted to the façade of the penthouse. Please note that the Applicant does not propose an equipment shelter, but utilizes equipment cabinets which will be located within the existing building.

F) *Proposed security barrier, indicating type and extent and well as point of controlled entry.*

Please note that the proposed antennas will be mounted to the façade of the penthouse, and only accessible through a locked roof entrance door from within the building. The related equipment will be completely secured in a room on the first floor within the building.

G) *Location of all roads, public and private, on the subject property and on all adjacent properties within 300 feet including driveways proposed to serve the personal wireless service facility.*

Please see the enclosed site plans prepared by Hudson Design Group, LLC.

H) *Distances, at grade, from the proposed personal wireless service facility to each building on the vicinity plan.*

Please see the enclosed site plans prepared by Hudson Design Group, LLC.

I) *Contours at each two feet AMSL for the subject property and adjacent properties within 300 feet.*

The Applicant respectfully requests a waiver from this requirement as they believe it is not applicable to their proposed installation which will be located on and within an existing building.

J) *All proposed changes to the existing property, including grading, vegetation removal and temporary or permanent roads and driveways.*

Please see the enclosed site plans prepared by Hudson Design Group, LLC. Please note that the Applicant is not proposing any grading, vegetation removal or temporary or permanent roads or driveways.

K) *Representations, dimensioned and to scale, of the proposed mount, antennas, equipment shelters, cable runs, parking areas and any other construction or development attendant to the personal wireless service facility. All heights shall be shown as proposed AGL, before any grading or disturbance of natural grade.*

Please see the enclosed site plans prepared by Hudson Design Group, LLC

- L) Plan lines representing the sight line showing viewpoint (point from which view is taken) and visible point (point being viewed from "Sight Lines" subsection below.*

The Applicant respectfully requests a waiver from this standard. The proposed facility will be located on and within an existing building. The antennas will be mounted to the façade of the penthouse and painted to match the same minimizing the visual impact. Additionally, the antennas will not extend above the roofline of the penthouse.

- M) If the proposed facility will extend above the tree canopy, a vicinity viewshed map and sectional drawings as a scale of 1 inch = 40 feet including the entire area within 2500 feet and showing the following: 1) topography, public and private roads, buildings and structures, bodies of water, and landscape features; and 2) areas which are likely to have views of the facility based on terrain characteristics, including openness, elevation and slope.*

The requirement is not applicable to the proposed installation as the subject property has no significant tree canopy and limited vegetation. The proposed installation will also be located on and within an existing building.

- (2)(A) Sight line representation. A sight line representation shall be drawn from any public road within 300 feet and the closest façade of each residential building (view point) of the personal wireless service facility. Each sight line shall be depicted in profile, drawn at one inch equals 40 feet. The profiles shall show all intervening trees and buildings. In the event there is only one residential building within 300 feet there shall be at least two sight lines from the closest habitable structures or public road.*

The Applicant respectfully requests a waiver from the above requirement as there are no residential buildings within 300 feet. Also, the only public roads within 300 feet are Route 128 and Causeway Street where the subject property is located.

- (2)(B) Existing (before condition) photographs. Each sight line shall be illustrated by one four inch by six inch photograph of what can currently be seen from any public road within 300 feet.*

Enclosed please find photographs of the existing conditions at 37 Causeway Street.

- (2)(C) Proposed (after condition) Each of the existing condition photographs shall have the proposed personal wireless facility superimposed on it to show what will be seen from public roads if the proposed personal wireless service facility is built.*

Enclosed please find photographic simulations depicting the proposed conditions at the subject property as viewed from public roads Route 128 and Causeway Street as the facility will not be clearly visible from other surrounding public roads.

(2)(3) Siting elevations, or views at-grade from the north, south, east and west for a 50 foot radius around the proposed personal wireless service facility plus from all existing public and private roads that serve the subject property. Elevations shall be at either one-quarter inch equals one foot or one-eighth inch equals one foot scale and show the following:

A) Antennas, mounts and equipment shelters with total elevation dimensions and AGL of the highest point.

Enclosed please find site plans prepared by Hudson Design Group, LLC.

B) Security barrier. If the security barrier will block views of the personal wireless service facility, the barrier drawing shall be cut away to show the view behind the barrier

Please note that the proposed antennas will be mounted to the façade of the building, and only be accessible through a locked roof entrance door from within the building. The related equipment will be completely secured in a room on the first floor within the building.

C) Any and all structures on the property

Enclosed please find site plans prepared by Hudson Design Group, LLC.

D) Existing trees and shrubs at current height and proposed trees and shrubs at proposed height at time of installation, with approximate elevations dimensioned.

Please note that the Applicant is not proposing any new vegetation at the site as the installation is on and within the existing building.

E) Grade changes, or cuts and fills, to be shown as original grade and new grade line, with two foot contours above mean sea level

Please note that the Applicant's installation will not require any grade changes.

(d)(1) Equipment brochures for the proposed personal wireless service facility such as manufacturer's specifications or trade journal reprints shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs and security barriers if any.

Enclosed please find equipment specifications for the Applicant's proposed antennas and equipment cabinets.

(d)(2) Materials of the proposed personal wireless service facility specified by generic type and specific treatment (e.g. galvanized steel, anodized aluminum, stained wood, painted fiberglass, etc.) These shall be provided for the antenna, mounts, equipment shelters, cables as well as cable runs, and security barriers, if any.

The proposed facility will require the antennas to be mounted to the façade of the penthouse, and will be painted to blend with the color of the penthouse. The antennas are constructed of aluminum, and the equipment cabinets are constructed of steel.

(d)(3) Colors of the proposed personal wireless service facility represented by a color board showing actual colors proposed. Colors shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.

The proposed facility will require the antennas to be mounted to the façade of the penthouse, and they will be painted to blend with the current dark brown color of the penthouse. The equipment cabinets will not be visible as they will be installed on the first floor of the existing building.

(d)(4) Dimensions of the personal wireless service facility specified for all three directions: height, width, and breadth. These shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.

Enclosed please find site plans prepared by Hudson Design Group, LLC.

(d)(5) Appearance shown by at least two photographic superimpositions of the personal wireless service facility within the subject property. The photographic superimpositions shall be provided for the antennas, mounts, equipment shelters, cables as well as cable runs and security barriers.

Enclosed please find the photographic superimpositions of the facility.

(d)(6) Landscape plan including existing trees and shrubs and those proposed to be added, identified by size of specimen and species.

The Applicant respectfully requests a waiver from the above requirement as the installation will be on and within the existing building.

(d)(7) Within 21 days of filing an application for a Special Permit, the Applicant shall arrange for a 48-hour, 24 hours of which must be on a weekend day, balloon or crane test at the proposed site to illustrate the height of the proposed facility. The date, including a second date, in case of poor visibility due to weather conditions on the initial date, time and location of such test shall be advertised in a newspaper of general circulation in the City at least 14 days, but not more than 21 days prior to the test.

The Applicant respectfully requests a waiver from the above requirement as the installation will be located on and within an existing building and will not be increasing the height of the building.

(d)(8) If lighting of the site is proposed, the Applicant shall submit a manufacturers computer generated point to point printout, indicating the horizontal foot candle levels at grade, within the property to be developed and twenty-five (25) feet beyond the property lines. The printout shall indicate the locations and types of luminaries proposed.

The proposed facility does not require lighting.

(e) The Applicant shall provide a statement listing the existing and maximum future projected measurements of noise from the proposed personal wireless service facilities, measured in decibels Ldn (logarithmic scale accounting for greater sensitivity at night) for the following:

- 1) Existing or ambient the measurements of existing noise*
- 2) Existing plus proposed personal wireless service facilities; maximum estimate of noise from the proposed personal wireless service facility plus the existing noise environment. Such statement shall be certified and signed by an acoustical engineer, stating that noise measurements are accurate and meet the Noise Standards of this ordinance.*
- 3) As proposed, all requirements are specified to ensure a legally defensible position by the City*

The Applicant's proposed antennas do not generate noise and, and the related equipment cabinets will be located within a proposed equipment room inside the existing building on the first floor. Please find enclosed a noise statement prepared by Daniel P. Hamm, P.E., dated May 15, 2009.

(f) The Applicant shall pay for an Independent Consultant, hired by the city, to monitor the background levels of radiofrequency radiation around the proposed personal wireless service facility site. The Independent Consultant shall provide a statement listing the existing and maximum future projected measurements of radio frequency radiation from the proposed personal wireless service facility for the following situations:

- 1) Existing or ambient the measurements of existing RFR*
- 2) Existing plus proposed personal wireless service facilities: maximum estimate of RFR from the proposed personal wireless service facility plus the existing RFR environment.*
- 3) Certification signed by an RF engineer stating that RFR measurements are accurate and meet FCC guidelines as specified in the Radiofrequency Radiation Standards subsection of this Ordinance*

The Applicant agrees to pay for an Independent Consultant provided that the name and fees of the Independent Consultant are provided to the Applicant and acceptance of such is granted by the Applicant, prior to the City of Gloucester contracting any work. Additionally, in accordance with MGL, ch. 44, sec. 53G, the independent consultant must have the credentials to conduct the work, have no conflict of interest with MetroPCS Massachusetts, LLC, nor charge an unreasonable fee. The Applicant would expect that upon receipt of all necessary documentation and information from the Applicant, the Independent Consultant would prepare the above required documentation within a timely fashion, no later than thirty (30) days from the receipt of the necessary information.

(g)(1) The National Environmental Policy Act (NEPA) applies to all applications for personal wireless service facilities. NEPA is administered by the FCC via procedures adopted as Subpart 1, Section 1.1301 et seq. (47 CFR Ch. I). The FCC requires that an environmental assessment (EA) be filed with the FCC prior to the beginning of operations for any personal wireless service facility proposed in or involving any of the following:

- A) Wilderness areas*
- B) Wildlife preserves*
- C) Endangered species habitat*
- D) Historical site*
- E) Indian religious site*
- F) Flood plain*
- G) Wetlands*
- H) High intensity white lights in residential neighborhoods*
- I) Excessive radiofrequency radiation exposure*

Enclosed please find the NEPA report and determination prepared by EBI Consulting on behalf of the Applicant indicating that the proposed facility complies with the standards and regulations established by the FCC and National Programmatic Agreement.

(g)(2) At the time of application filing an EA that meets the FCC requirements shall be submitted to the City for each personal wireless service facility site that requires and EA to be submitted to the FCC.

Enclosed please find the NEPA report and determination prepared by EBI Consulting on behalf of the Applicant indicating that the proposed facility complies with the standards and regulations established by the FCC and National Programmatic Agreement.

(g)(3) The Applicant shall list location, type and amount (including trace elements) of any materials proposed for use within the personal wireless service facility that are considered hazardous by the federal, state or local government.

The Applicant's installation includes 12 volt DC closed cell batteries located within their equipment cabinets. These are highly specialized lead acid industrial power cells specifically manufactured for an emergency power supply inside electronic equipment cabinets. The EPA classifies these special batteries as non hazardous and spill proof because of their special construction.

Section 1.4.2.2(e) Special Permit Criteria

1. Social, economic or community needs served by the proposal:

It has been well documented that wireless communications have been proven to be of substantial benefit in cases of emergency, during natural disaster relief efforts, and in locations where conventional landline telephone service is not available. The Applicant's proposed facility would provide coverage to the City of Gloucester by allowing service to areas where there is currently no coverage. The increased availability of wireless communications services will benefit the City of Gloucester and its residents.

2. Traffic flow and safety:

Once installed, the telecommunication facility will be automatic and unmanned, requiring infrequent visits by maintenance personnel. While it will operate 24 hours a day to provide wireless coverage to residents and visitors of the City of Gloucester, it will be visited by a technician one to two times a month. These visits will be during the day with access from Causeway Street.

3. Adequacy of utilities and other public services:

There is adequate service at the property for the Applicant's proposed facility. The proposed facility will not require public water, drainage or sewer systems or any other municipal system therefore it will not present a burden to the existing public facilities.

4. Neighborhood character and social structure:

Additionally, the proposed use is passive in nature. It will not generate noise, traffic, disruptive lighting, or other negative effects. Air quality is likewise unaffected. The proposed use does not alter the character of the surrounding area, and subsequently will have no adverse impact upon the neighborhood due to the design of the facility.

5. Qualities of the natural environment:

The qualities of the natural environment surrounding the facility will not be impacted. The proposed facility is located within an existing building in the G-I zoning district which is surrounded primarily by industrial uses. The proposed use is passive in nature and does not generate noise, traffic, disruptive lighting or other negative effects. Air quality is likewise unaffected.

6. *Potential fiscal impact:*

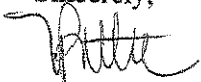
The proposed facility will not create a fiscal impact. As previously stated, the Applicant's facility does not require public services.

Additionally, in support of our request for a Special Permit, please find the following enclosed information:

- 1) Special Council Permit-Application;
- 2) Certified abutters list;
- 3) Application Fee in the amount of One Thousand Dollars (\$1,000.00);
- 4) Applicant's FCC license;
- 5) Coverage plots of the depicting the Applicant's existing coverage and proposed coverage from the facility; and
- 6) Affidavit of Radio Frequency Engineer.

We look forward to meeting with the Council at its next available meeting. Should there be questions concerning this application in the meantime, please call me at (978) 846-4954. We thank you for your consideration.

Sincerely,



Gina Vilante

Authorized Agent for MetroPCS

Cc: Kate Rugman, MetroPCS w/ enclosures

The Applicant respectfully requests the following waivers:

5.13.5.5(b)(5). *A City-wide map showing the other existing personal wireless service facilities in the City and outside the City within one mile of its corporate limits.*

Enclosed please find a map depicting the Applicant's proposed facilities within the City of Gloucester and within one mile of its corporate limits. The Applicant respectfully requests a waiver from the requirement of showing all existing personal wireless service facilities as the Applicant is not privy to the locations of competing carriers facilities.

5.13.5.5(c)(1). *A one inch equals 40 feet vicinity plan showing the following:*

Please see the enclosed site plans prepared by Hudson Design Group, LLC. The Applicant respectfully requests a waiver of the one inch equal 40 feet scale to allow for visibility of all property lines within 300 feet.

5.13.5.5(c)(1)(C). *Tree cover on the subject property and adjacent properties within 300 feet, by dominant species and average height, as measured by or available from a verifiable source.*

The Applicant respectfully requests a waiver from this requirement. The subject property is located just off Route 128 between Exit 13 and Oak Island and there is no tree cover on the subject property.

5.13.5.5(c)(1)(I). *Contours at each two feet AMSL for the subject property and adjacent properties within 300 feet.*

The Applicant respectfully requests a waiver from this requirement as they believe it is not applicable to their proposed installation which will be located on and within an existing building.

5.13.5.5(c)(1)(L). *Plan lines representing the sight line showing viewpoint (point from which view is taken) and visible point (point being viewed from "Sight Lines" sub-section below.*

The Applicant respectfully requests a waiver from this standard. The proposed facility will be located on and within an exiting building. The antennas will be mounted to the façade of the penthouse and painted to match the same minimizing the visual impact. Additionally, the antennas will not extend above the roofline of the penthouse.

5.13.5.5(c)(2)(A). *Sight line representation. A sight line representation shall be drawn from any public road within 300 feet and the closet façade of each residential building (view point) of the personal wireless service facility. Each sight line shall be depicted in profile, drawn at one inch equals 40 feet. The profiles shall show all intervening trees and buildings. In the event there is only one residential building within 300 feet there shall be at least two sight lines from the closest habitable structures or public road.*

The Applicant respectfully requests a waiver from the above requirement as there are no residential buildings within 300 feet. Also, the only public roads within 300 feet are Route 128 and Causeway Street where the subject property is located.

5.13.5.5(d)(6). Landscape plan including existing trees and shrubs and those proposed to be added, identified by size of specimen and species.

The Applicant respectfully requests a waiver from the above requirement as the installation will be on and within the existing building.

5.13.5.5(d)(7). Within 21 days of filing an application for a Special Permit, the Applicant shall arrange for a 48-hour, 24 hours of which must be on a weekend day, balloon or crane test at the proposed site to illustrate the height of the proposed facility. The date, including a second date, in case of poor visibility due to weather conditions on the initial date, time and location of such test shall be advertised in a newspaper of general circulation in the City at least 14 days, but not more than 21 days prior to the test.

The Applicant respectfully requests a waiver from the above requirement as the installation will be located on and within an existing building and will not be increasing the height of the building.

metroPCS

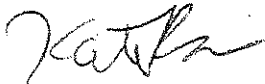
285 Billerica Rd
3rd Floor
Chelmsford, MA 01824-4120

LETTER OF AUTHORIZATION 8050307B

This Letter of Authorization dated May 26, 2009 provides written authorization for Wellman Associates, Inc. to apply for any necessary zoning petitions, permits or any other approvals, including, but not limited to the filing of a building permit application which are necessary for the placement of a wireless communications facility at 37 Causeway Street (Modern Heat), Gloucester, MA on behalf of MetroPCS Massachusetts, LLC.

If you have any questions regarding this authorized agency please feel free to contact me.

Thank you.



Kate Rugman
Site Acquisition Manager
metroPCS
Boston Market
285 Billerica Rd., 3rd Floor
Chelmsford, MA 01824

Office: 978-244-7287
Fax: 978-244-7240

LETTER OF AUTHORIZATION

This Letter of Authorization dated this 29 day of MAY, 2009, provides written authorization for MetroPCS Massachusetts, LLC, a Delaware limited liability company ("Lessee"), its attorney, agents or representatives, to apply for any necessary zoning petitions, permits or any other approvals, including, but not limited to the filing of a building permit application (after required zoning approval has been completed), which are necessary for Lessee's placement of a wireless communications facility within a portion of the Lessor's real property, commonly known as: 37 Causeway Street, located in the Commonwealth of Massachusetts, County of Essex, City of Gloucester, legally described as:

**37 - 49 Causeway Street
Assessor's Map 234, Lot 48**

This Letter of Authorization shall not constitute an agreement to enter into a binding agreement and neither party shall be bound with regard to the leasing of the above mentioned property until a final agreement has become fully executed between the parties.

LESSOR: Bernard A. Sova, Trustee
47 Causeway Street Realty Trust

By: Bernard A. Sova

Name: BERNARD A SOVA

Date: 5/29/09

Site No. BOS0307A
Site Name: Modern Heat Gloucester
State: Massachusetts

City of Gloucester, Abutters List

Report Description:

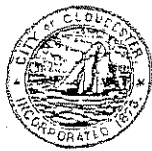
Abutters To Parcel... Map 234 Lot 48

Please be aware that the abutters list reflects mailing addresses for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Gloucester Board of Assessors

Abutter	Street Address	Parcel No.	Mailing Address
1 233 60 SUDBAY REALTY LLC	65 CAUSEWAY ST	233 60	65 CAUSEWAY ST GLOUCESTER MA 01930
2 233 61 SUDBAY REALTY LLC	51 CAUSEWAY ST	233 61	29 CAUSEWAY ST GLOUCESTER MA 01930
3 234 37 ESSEX COUNTY GREENBELT	59 CONCORD ST	234 37	82 EASTERN AV ESSEX MA 01929 0000
4 234 38 NORTHLAND PROPERTIES INC	71 CONCORD ST	234 38	875 EAST ST TEWKSBURY MA 01876 0000
5 234 47 VON HALLER UTE DEMARCO	28 CAUSEWAY ST	234 47	EASTERN POINT BV GLOUCESTER MA 01930
6 234 48 SOVA BERNARD A TR	37 CAUSEWAY ST	234 48	C/O MODERN HEAT 37 CAUSEWAY ST GLOUCESTER MA 01930 0000
7 234 75 SUDBAY REALTY LLC	29 CAUSEWAY ST	234 75	29 CAUSEWAY ST GLOUCESTER MA 01930
8 234 85 VON HALLER UTE DEMARCO	38 CAUSEWAY ST	234 85	EASTERN POINT BV GLOUCESTER MA 01930

BOARD OF ASSESSORS
CITY HALL
9 DALE AVENUE
GLOUCESTER, MA 01930

B. Benson



CITY OF GLOUCESTER

GLOUCESTER, MASSACHUSETTS - 01930

REQUEST FOR ABUTTER'S LIST

TO: BOARD OF ASSESSORS

FROM:

Signature / Department

SUBJECT PARCEL: Map 234 Lot 78 Unit Area

OWNER / ADDRESS:

(To be filled out by Assessor).

4% BETTERMENT EXTENSION

Yes

No

Date _____

(To be filled out by Assessor)

LIST OF ABUTTERS:

MAP 259 LOT 37 UNIT V

MAP _____ LOT _____ UNIT _____

MAP  LOT 38 UNIT ✓

MAP _____ LOT _____ UNIT _____

MAP 1 LOT 47 UNIT 1

MAP _____ LOT _____ UNIT _____

MAP LOT 75 UNIT ✓

MAP _____ LOT _____ UNIT _____

MAP 234 LOT 85 UNIT ✓

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP 233 LOT 60 UNIT V

MAP _____ LOT _____ UNIT _____

MAP 233 LOT 61 UNIT ✓

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

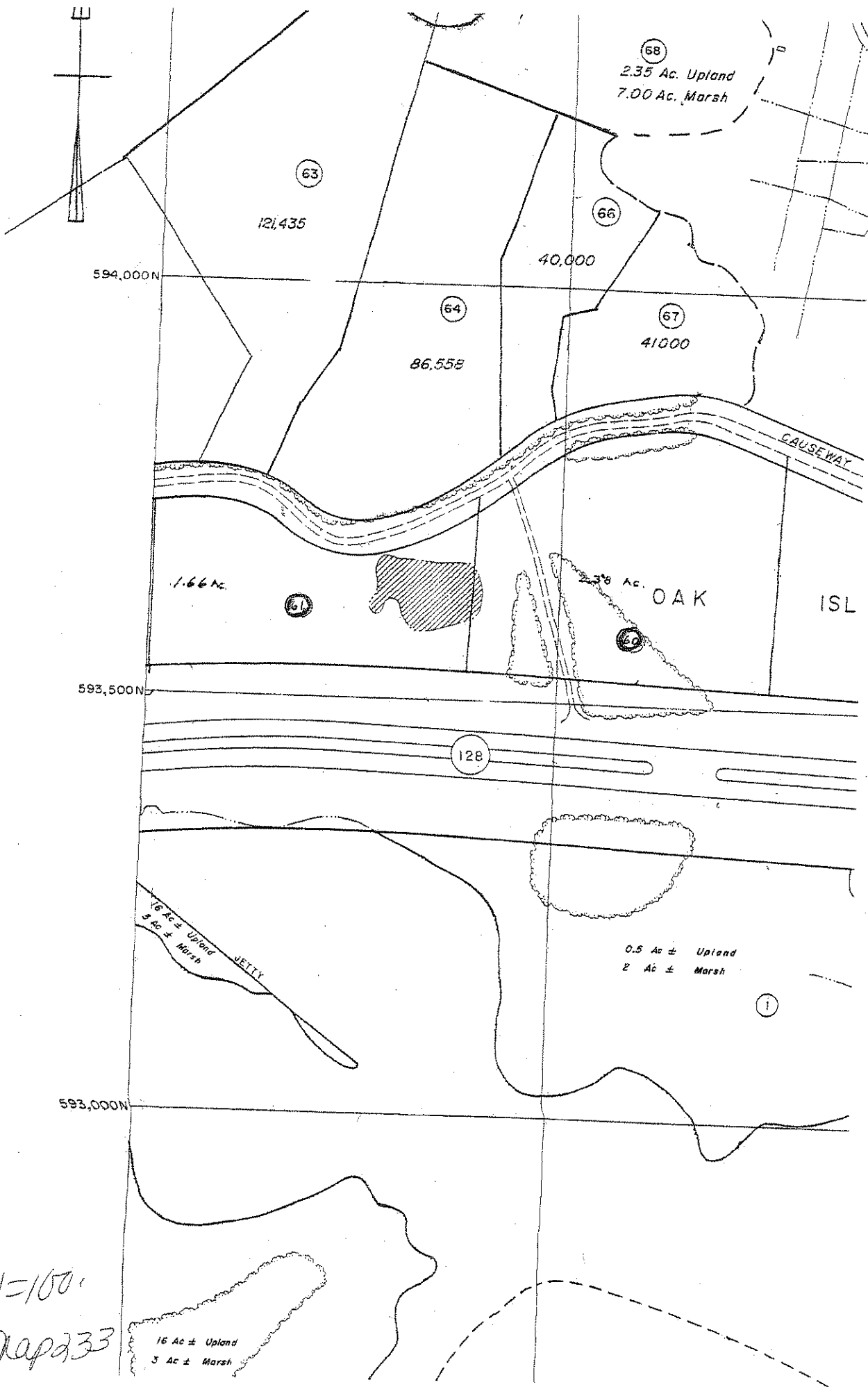
MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____



111=100
Map 333



Federal Communications Commission
Wireless Telecommunications Bureau
Radio Station Authorization

Page 1 of 2
93

LICENSEE NAME: MetroPCS AWS, LLC

MARK A. STACHIW
METROPCS AWS, LLC
8144 WALNUT HILL LANE, SUITE 800
DALLAS TX 75231

FCC Registration Number (FRN) 0015005598	
Call Sign WQGA731	File Number 0002773870
Radio Service AW - AWS, 1710-1755/2110-2155 MHz bands	

Grant Date 11-29-2006	Effective Date 11-29-2006	Expiration Date 11-29-2021	Print Date 11-30-2006
--------------------------	------------------------------	-------------------------------	--------------------------

Market Number REAO01	Channel Block D	Sub-Market Designator D
-------------------------	--------------------	----------------------------

Market Name: Northeast			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

SPECIAL CONDITIONS OR WAIVERS/CONDITIONS

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

AWS operations must not cause harmful interference across the Canadian or Mexican Border. The ("Special Conditions or Waivers/Conditions" continued on next page ...)

Conditions:

Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: MetroPCS AWS, LLC

Page 2 of 2

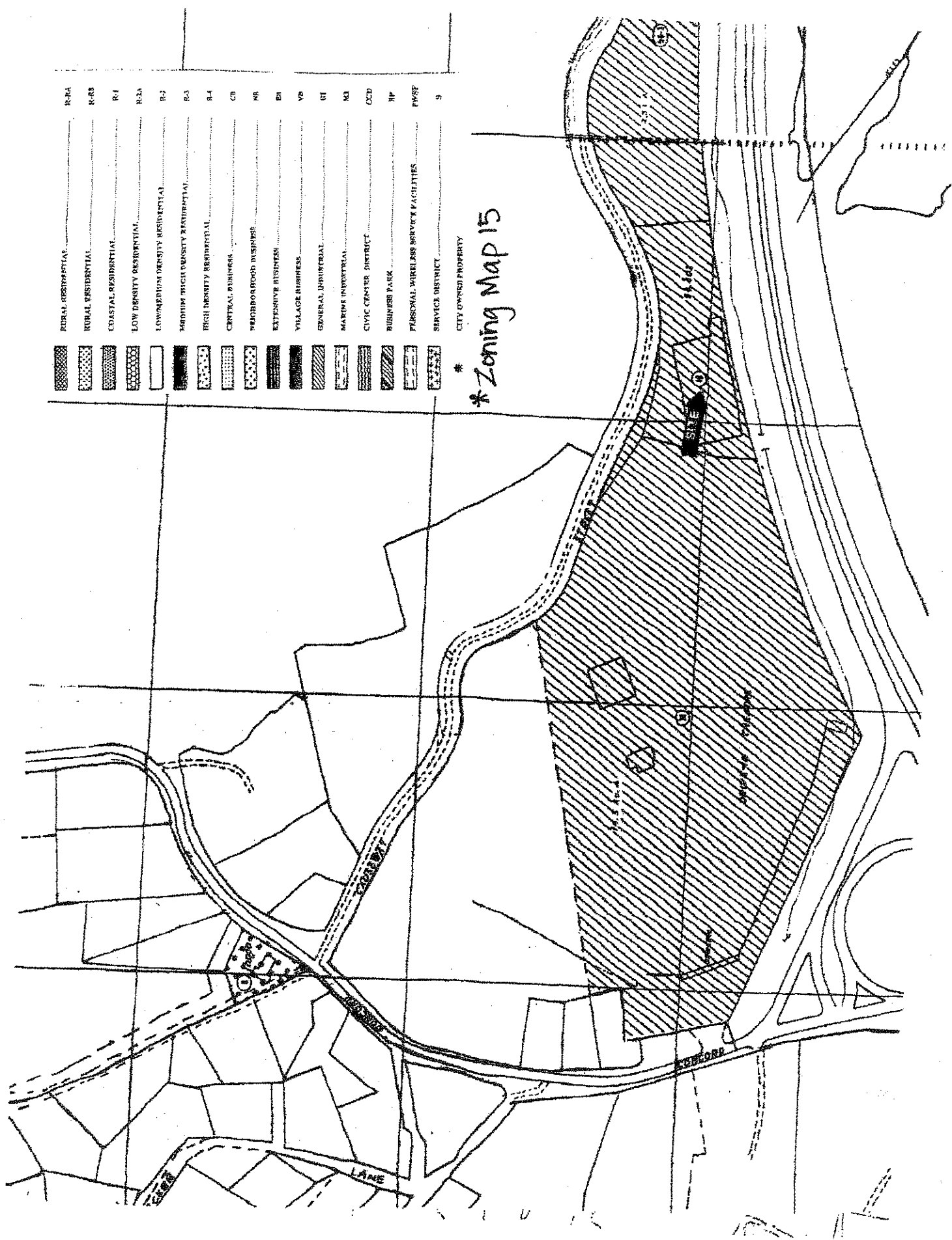
Call Sign
WOGA731

File Number
0002773870

Print Date
11-30-2006

Special Conditions or Waivers/Conditions

authority granted herein is subject to future international agreements with Canada or Mexico, as applicable.

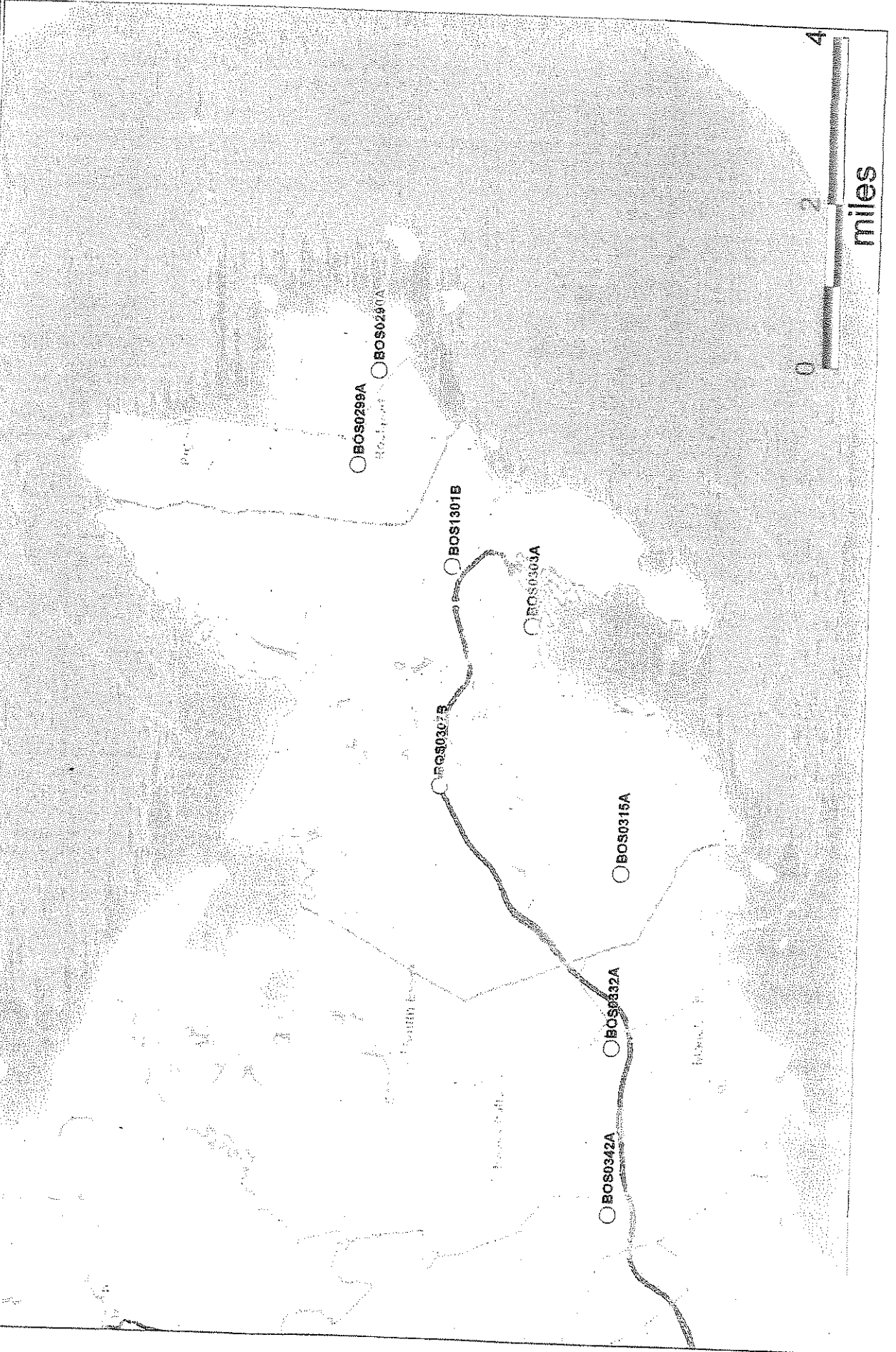


	R-1A
	R-1B
	R-1C
	R-1D
	R-1E
	R-1F
	R-1G
	R-1H
	R-1I
	R-1J
	R-1K
	R-1L
	R-1M
	R-1N
	R-1O
	R-1P
	R-1Q
	R-1R
	R-1S
	R-1T
	R-1U
	R-1V
	R-1W
	R-1X
	R-1Y
	R-1Z
	R-2A
	R-2B
	R-2C
	R-2D
	R-2E
	R-2F
	R-2G
	R-2H
	R-2I
	R-2J
	R-2K
	R-2L
	R-2M
	R-2N
	R-2O
	R-2P
	R-2Q
	R-2R
	R-2S
	R-2T
	R-2U
	R-2V
	R-2W
	R-2X
	R-2Y
	R-2Z
	R-3A
	R-3B
	R-3C
	R-3D
	R-3E
	R-3F
	R-3G
	R-3H
	R-3I
	R-3J
	R-3K
	R-3L
	R-3M
	R-3N
	R-3O
	R-3P
	R-3Q
	R-3R
	R-3S
	R-3T
	R-3U
	R-3V
	R-3W
	R-3X
	R-3Y
	R-3Z
	R-4A
	R-4B
	R-4C
	R-4D
	R-4E
	R-4F
	R-4G
	R-4H
	R-4I
	R-4J
	R-4K
	R-4L
	R-4M
	R-4N
	R-4O
	R-4P
	R-4Q
	R-4R
	R-4S
	R-4T
	R-4U
	R-4V
	R-4W
	R-4X
	R-4Y
	R-4Z
	R-5A
	R-5B
	R-5C
	R-5D
	R-5E
	R-5F
	R-5G
	R-5H
	R-5I
	R-5J
	R-5K
	R-5L
	R-5M
	R-5N
	R-5O
	R-5P
	R-5Q
	R-5R
	R-5S
	R-5T
	R-5U
	R-5V
	R-5W
	R-5X
	R-5Y
	R-5Z
	R-6A
	R-6B
	R-6C
	R-6D
	R-6E
	R-6F
	R-6G
	R-6H
	R-6I
	R-6J
	R-6K
	R-6L
	R-6M
	R-6N
	R-6O
	R-6P
	R-6Q
	R-6R
	R-6S
	R-6T
	R-6U
	R-6V
	R-6W
	R-6X
	R-6Y
	R-6Z
	R-7A
	R-7B
	R-7C
	R-7D
	R-7E
	R-7F
	R-7G
	R-7H
	R-7I
	R-7J
	R-7K
	R-7L
	R-7M
	R-7N
	R-7O
	R-7P
	R-7Q
	R-7R
	R-7S
	R-7T
	R-7U
	R-7V
	R-7W
	R-7X
	R-7Y
	R-7Z
	R-8A
	R-8B
	R-8C
	R-8D
	R-8E
	R-8F
	R-8G
	R-8H
	R-8I
	R-8J
	R-8K
	R-8L
	R-8M
	R-8N
	R-8O
	R-8P
	R-8Q
	R-8R
	R-8S
	R-8T
	R-8U
	R-8V
	R-8W
	R-8X
	R-8Y
	R-8Z
	R-9A
	R-9B
	R-9C
	R-9D
	R-9E
	R-9F
	R-9G
	R-9H
	R-9I
	R-9J
	R-9K
	R-9L
	R-9M
	R-9N
	R-9O
	R-9P
	R-9Q
	R-9R
	R-9S
	R-9T
	R-9U
	R-9V
	R-9W
	R-9X
	R-9Y
	R-9Z
	R-10A
	R-10B
	R-10C
	R-10D
	R-10E
	R-10F
	R-10G
	R-10H
	R-10I
	R-10J
	R-10K
	R-10L
	R-10M
	R-10N
	R-10O
	R-10P
	R-10Q
	R-10R
	R-10S
	R-10T
	R-10U
	R-10V
	R-10W
	R-10X
	R-10Y
	R-10Z

* Zoning Map 15

Gloucester, MA 1 Mile Buffer Map

metroplus
Unlimited Tours & More



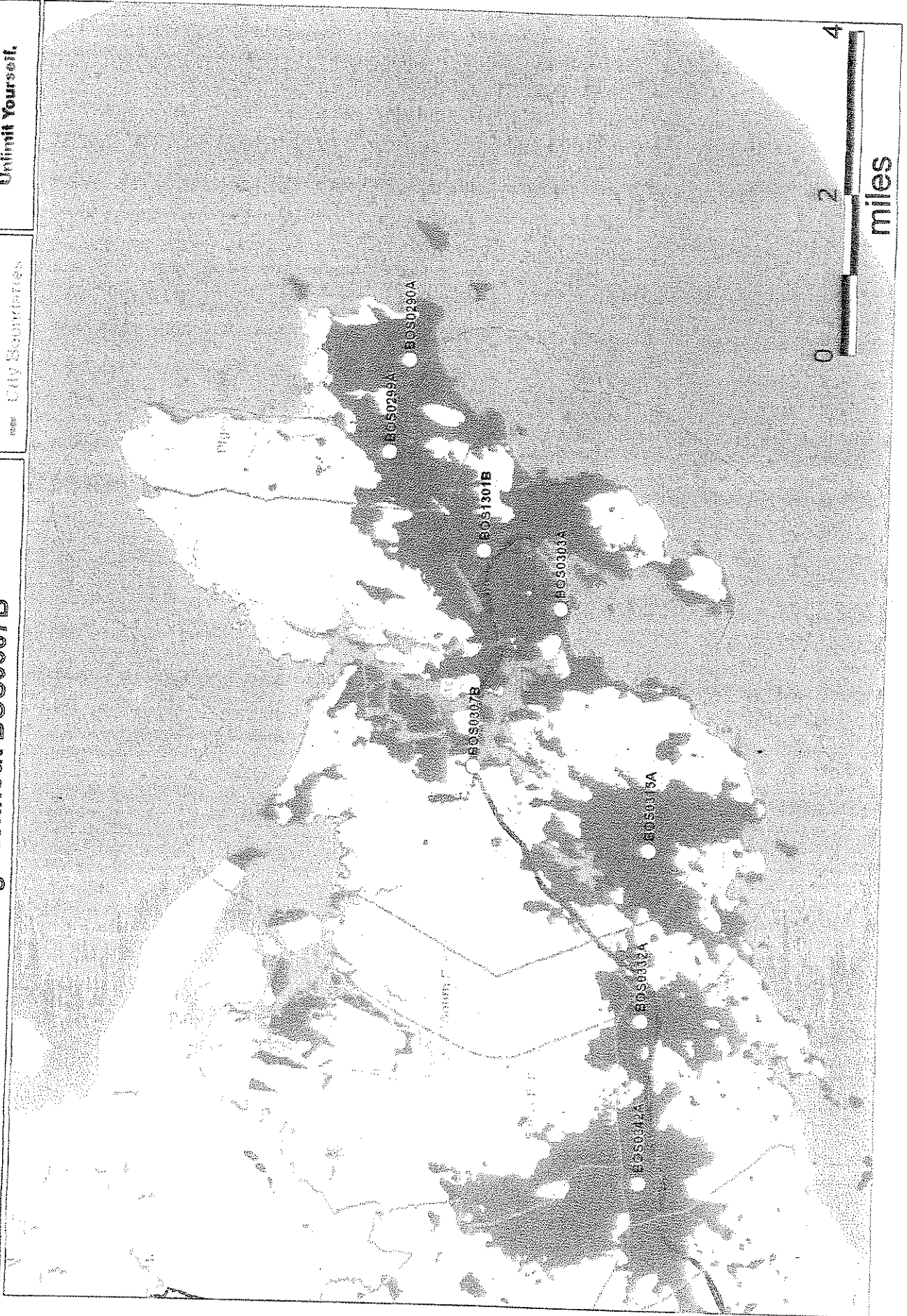
Proposed metroPCS Sites in the Town of Gloucester, MA									
Site ID	Site Name 2	Address	City	State	Structure Type	Antenna Height (ft)	Longitude	Latitude	
BOS0303B	One Main St	1 Main Street	Gloucester	MA	Building	44	-70.6625	42.6154	
BOS0307A	Modern Heat Gloucester Gloucester	37 Causeway St	Gloucester	MA	Building	37	-70.7052	42.62625	
BOS0315A	ATC Tower Kondelin Rd	16 Kondelin Rd	Gloucester	MA	Tower (SST)	160	-70.723781	42.593436	
BOS1301A	Gloucester T-Mobile	30 Blackburn Drive, Bldg. 4	Gloucester	MA	Tower (Monopole)	90	-70.65257	42.62591	
Proposed metroPCS Sites in Neighboring Towns Within 1 Mile of Gloucester									
Site ID	Site Name 2	Address	City	State	Structure Type	Antenna Height (ft)	Longitude	Latitude	
BOS0299A	AT&T Rockport Police Tower	1-4 DPW Way	Rockport	MA	Tower (Monopole)	110	-70.6297	42.6436	

Gloucester, MA

Proposed Coverage Without BOS0307B

Signal Strength
50 dbm or better
new City Boundaries

metroPOS
Unlimit Yourself.



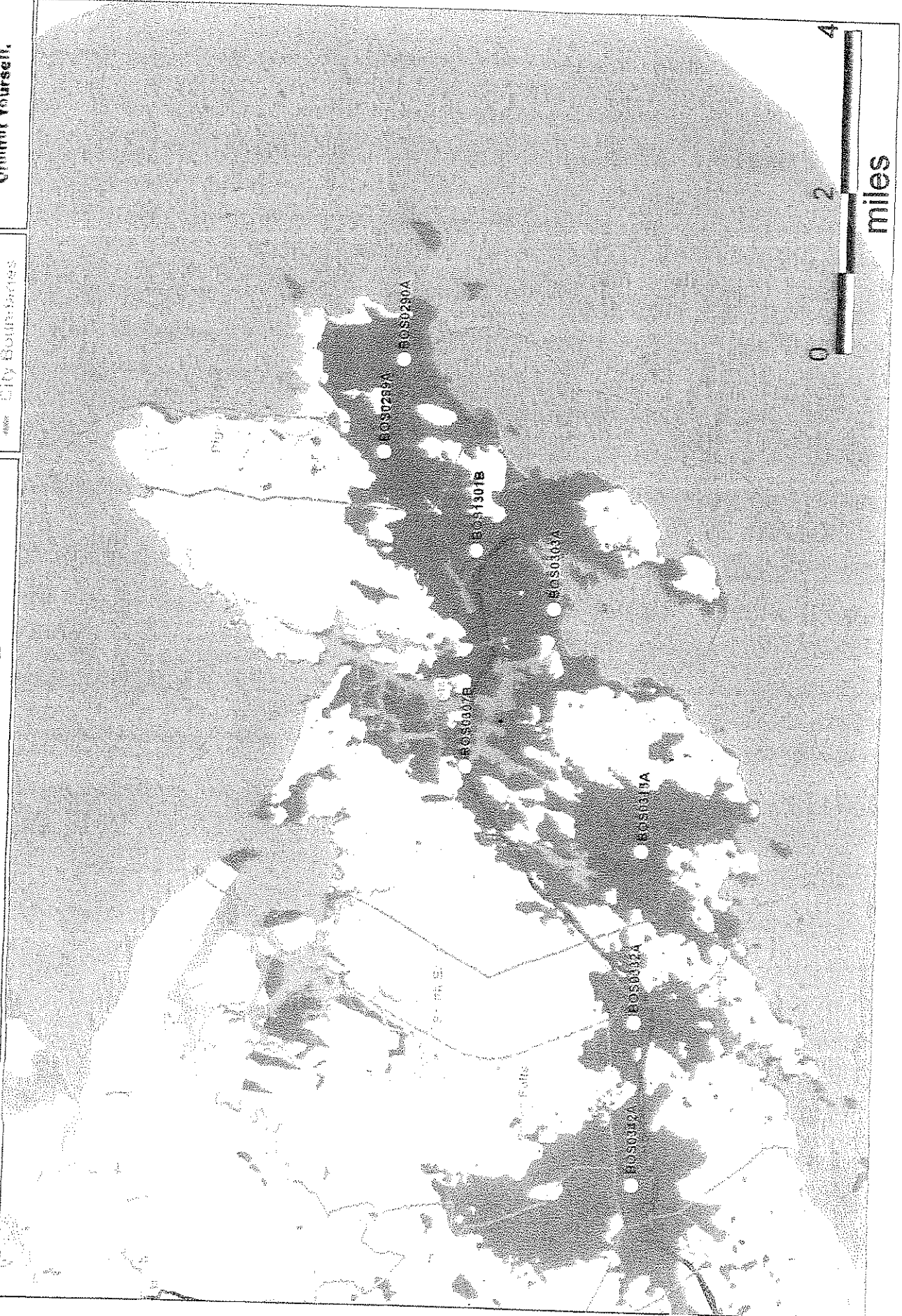
Gloucester, MA

Proposed Coverage With BOS0307B

Signal Strength

- 98 dBm or better
- City Boundaries

metroPCS
Unlimit Yourself.





STATEMENT OF Frantz Pierre, RADIO FREQUENCY ENGINEER

I, Frantz Pierre, state as follows:

I have a degree in Electrical Engineering from Miami Dade College and an IT degree from American Intercontinental University and have worked as a Radio Frequency Engineer for the past 11 years. I am a Senior Radio Frequency Engineer for the New England Region of metroPCS, with an office at 285 Billerica Road, Chelmsford, Massachusetts. I am responsible for the metroPCS network design in Gloucester. I write this Statement based upon my personal knowledge and in support of the accompanying application.

metroPCS is an FCC licensed provider of wireless communications services throughout New England including Gloucester, MA.

In order to meet its obligations under the Code of Federal Regulations 47 C.F.R. § 27.14(a), metroPCS must have in place a network of "cell sites" to serve mobile telephones or portable wireless devices throughout its license areas which includes the City of Gloucester. As shown in the attached application, a typical "cell site" consist of equipment cabinets installed on the ground, roof, or in a room connected to antennas mounted on a tall structure such as a tower, a building or other structures. The antennas are connected to the equipment cabinet via thick coaxial cables, and the equipment cabinet is then connected to regular telephone lines from which calls will be routed to their intended destinations.

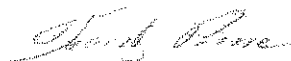
Gloucester is an area where metroPCS has identified a need to locate a wireless communications facility. A wireless telecommunications facility in this vicinity is necessary to provide coverage in the area and resolve a significant gap in metroPCS' wireless network.

I have reviewed the accompanying application for the proposed installation of a wireless communications facility at 37 Causeway St. I have analyzed the potential benefits this site would represent to the metroPCS network and its' users through radio frequency propagation modeling. I employ computer simulations, which incorporate the results of field tests of existing facilities, to determine radio frequency (RF) coverage for the metroPCS system, and to identify gaps in coverage. These simulations model characteristics such as antenna type, antenna height, output power, terrain, ground elevation and RF propagation effects of the frequency utilized.

An evaluation of the proposed location has indicated that an antenna height of 37' above ground level (AGL) at this location is required to satisfy the coverage requirements for metroPCS' Network. Any reduction in the proposed height and/or antenna configuration would result in coverage footprint shrinkage. This significantly limits the site's effectiveness in connecting with surrounding sites and severely impacts the level of service metroPCS is attempting to provide. Changes to the site configuration would limit the site's ability to resolve a significant existing coverage inadequacy in Gloucester. The antenna of the proposed facility would consist of a total of 4 antennas.

In my opinion, the proposed location is well suited to meet metroPCS' network requirements in the area due to its location and topographic characteristics. The absence of a wireless communications facility at or near this location would adversely impact metroPCS' ability to provide the FCC mandated quality wireless communications services in the area.

The metroPCS installation will not interfere with public safety communications, commercial television and/or radio signals and other licensed forms of radio frequency communication. All metroPCS equipment operating at the proposed communications facility and the resulting radio frequency exposure level will be compliant with Federal Communications Commission requirements as well as health and safety standards.



Frantz Pierre
Radio Frequency Engineer
metroPCS

May 26, 2009

RF Data

- Transmit frequency = 2135-2140 MHz
- Receive frequency = 1735-1740 MHz
- Call Sign = WQGA731

Antennas

- Kathrein 65 degree Panel antenna
 - Model Number 800 10504
 - 54" x 6" x 2.75"
 - 18 lbs each
 - ERP = 367 watts

Cabinet Information

- 5 Outdoor Lucent Cabinets – 2 BTS, 1 Power Plant, 2 Battery Back-up (8 hour minimum design), specific Battery inside BBU, TBD
 - BTS – Lucent Modcell 4.0B
 - 35" x 38" x 76"
 - Power Output = 24 watts
 - 963 lbs
 - Power Plant – Lucent Powerhouse 24
 - 31" x 33" x 66"
 - 1750 lbs
 - Battery Back-up Cabinet – Lucent EZBFo Modular Battery System
 - 30" x 31" x 69"
 - 2264 lbs

Electrical Service

- 200A Service, single phase, metered

GPS Timing Reference Antennas

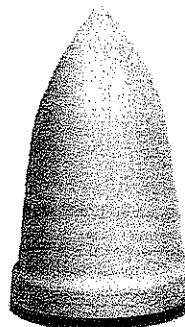


GPS-QBW-26N, 26 dB Internal Amplifier

The MicroPulse™ GPS-QBW-26 timing reference antennas feature a 26 dB amplifier specifically designed to support long-lasting, trouble-free deployments in congested cell-site applications.

The proprietary quadrifilar helix design, coupled with multi-stage filtering provides superior out-of-band rejection and lower elevation pattern performance than traditional patch antennas.

Their unique radome shape sheds water and ice, while eliminating problems associated with bird perching. The antenna may be purchased by itself or with pipe mounting hardware. Custom models or site kits options are also available.



GPS-QBW-26N

Antenna Electrical Specifications

Frequency Band
1575.42 +/- 10 MHz

Antenna Gain
4.5 dBic

Nominal Impedance
50 Ohms

VSWR

< 1.5:1

Polarization

Right hand circular

Connector

N, female (one - bottom fed)

Low Noise Amplifier Specifications

Frequency Band (MHz)

1575.42 +/- 12

Amplifier Gain

26 dB +/- 3

Nominal Impedance

50 Ohms

Output VSWR

< 2.0:1

Maximum Noise Figure

2.5 dB max at +26°C

DC Voltage

4.5 to 5.5 VDC

DC Current

40 nominal

Polarization

Right hand circular

Filtering

Ceramic - dual

Bandwidth

-1 dB @ +/- 8 MHz

-60 dB @ +/- 50 MHz

Mechanical Specifications

Antenna Dimensions

5" H x 3.2" D (126 mm H x 81 mm D)

Shipping Dimensions

7.5" L x 4.4" W x 3.8" D (190 mm L x 112 mm W x 96 mm D)

Antenna Weight

0.6 lbs (0.3 kg)

Shipping Weight

1.9 lbs (0.9 kg)

Radome Color

White

Environmental Specifications

Temperature Range

- 40°C to + 80°C

Humidity

Up to 95%

Mounting Method

Fits pipes of 1"-1.45" (25 mm-37 mm) maximum diameter

Mounting Options

Model GPS-QBW-26N

Does not include mounting hardware.

Model GPS-QBW-26NMS

Includes universal mounting hardware consisting of collar (part #540438A000) and pipe clamp (part #39A000)

Model GPS-QBW-26NCS

Includes economy collar mount (part #13315-1)

Timing Reference

KATHREIN

SCALA DIVISION

800 10504

65° Panel Antenna
Enhanced Sidelobe Suppression
Extended Downtilt Range 0°–15°

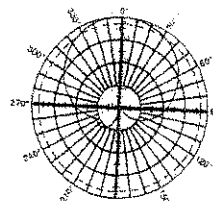
Kathrein panels for AWS feature:

- Heavy-duty construction using the highest quality materials: UV resistant pulltruded fiberglass radomes, stainless steel fasteners and hardware, rigid aluminum reflectors, and low loss coaxial cable power divider harness, all contributing to long, trouble free service life.
- Superior electrical specifications including low VSWR, wide bandwidth, flat frequency response, and superb intermodulation performance.
- Precision continuously adjustable electrical downtilt controls, manual control as standard equipment, with remote control available as an option.
- Will accommodate future 3G / UMTS applications.

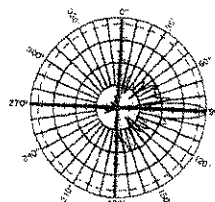
General specifications:

Frequency range	1710–2200 MHz
VSWR	<1.5:1
Impedance	50 ohms
Intermodulation (2x20w)	IM3: <-153 dBc
Polarization	+45° and -45°
Connector	2 x 7-16 DIN female
Isolation	>30 dB
Maximum input power	300 watts (at 50°C) per input
Weight	17.6 lb (8 kg)
Dimensions	54.1 x 6.1 x 2.7 inches (1374 x 155 x 69 mm)
Equivalent flat plate area	3.18 ft² (0.295 m²)
Wind survival rating*	120 mph (200 kph)
Shipping dimensions	65.2 x 6.8 x 3.6 inches (1655 x 172 x 92 mm)
Shipping weight	22 lb (10 kg)
Mounting	Fixed and tilt mount options are available for 2 to 4.6 inch (50 to 115 mm) OD masts.

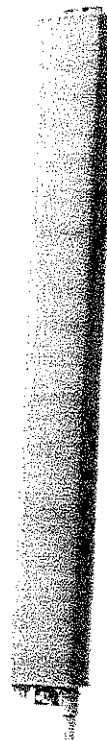
See reverse for order information.



Horizontal pattern
±45° polarization



Vertical pattern
±45° polarization
0°–15° electrical downtilt



Specifications:

	1710–1880 MHz	1850–1990 MHz	1920–2170 MHz	2000–2200 MHz
Gain	17.5 dBi	17.6 dBi	17.7 dBi	17.8 dBi
Front-to-back ratio (180° ±30°)	≥28 dB (co-polar)	≥28 dB (co-polar)	≥28 dB (co-polar)	≥28 dB (co-polar)
Horizontal beamwidth	68° (half-power)	66° (half-power)	64° (half-power)	62° (half-power)
Vertical beamwidth	7.9° (half-power)	7.5° (half-power)	7.2° (half-power)	7° (half-power)
Electrical downtilt continuously adjustable	0°–15° (manual or optional remote control)	0°–15°	0°–15°	0°–15°
Sidelobe suppression	0° 5° 10° 15° T ≥17 20 18 17 dB	0° 5° 10° 15° T ≥16 20 18 17 dB	0° 5° 10° 15° T ≥15 18 17 16 dB	0° 5° 10° 15° T ≥15 20 18 15 dB
first sidelobe above main beam within 0°–20° sector above horizon	≥16 18 18 16 dB	≥16 18 17 16 dB	≥15 18 17 16 dB	≥15 16 16 15 dB
Cross polar ratio				
Main direction	0°	0°	0°	0°
Sector	±60°	±60°	±60°	±60°
Null-fill at 0° tilt	21 dB	20 dB	19 dB	18 dB

*Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.



11019-A
936.3148/b



Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

Modular Cell 4.0B Outdoor Cabinet weights and dimensions

The following table provides weights and dimensions for the Modular Cell 4.0B Outdoor Cabinet.

Cabinets	Configuration	Shipped Weight including pallet (estimate)	Maximum Installed Weight (estimate)	Reference Dimensions (Width x Depth x Height)
Modular Cell 4.0B Primary/Dual Band Cabinet Integrated Power	<ul style="list-style-type: none"> 1 carrier Integrated power Integrated battery module 	615 kg (1353 lb.)	575 kg (1265 lb.)	900 mm x 960 mm x 1925 mm (35.4 in. x 37.8 in. x 75.8 in.)
	<ul style="list-style-type: none"> 8 carriers Integrated power Integrated battery module 	685 kg (1511 lb.)	645 kg (1423 lb.)	
	<ul style="list-style-type: none"> 10 carriers Integrated power No integrated battery module 	585 kg (1290 lb.)	545 kg (1202 lb.)	
Modular Cell 4.0B Primary/Dual Band Cabinet Without Integrated Power	<ul style="list-style-type: none"> 1 carrier No Integrated Power No Integrated Battery Module 	399 kg (878 lb.)	359 kg (790 lb.)	900 mm x 960 mm x 1925 mm (35.4 in. x 37.8 in. x 75.8 in.)
	<ul style="list-style-type: none"> 11 carriers No Integrated Power No Integrated Battery Module 	477 kg (1052 lb.)	437 kg (963 lb.)	

Power cabinet and battery cabinet weights and dimensions

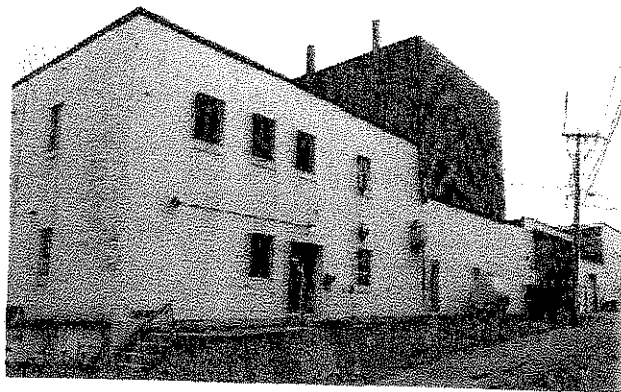
The following table provides weights and dimensions for the power cabinets and battery cabinets that are supported for Modular Cell 4.0/4.0B Outdoor Cabinet.

Cabinets	Configuration	Shipped Weight including pallet (estimate)	Maximum Installed Weight (estimate)	Reference Dimensions (Width x Depth x Height)
PowerHouse 24 power cabinet	Equipped with 8 12IR125 batteries	359 kg (790 lb.)	795 kg (1750 lb.)	790 mm x 760 mm x 1700 mm (31 x 33 x 66)
EZBFo Modular Battery System	Maximum system (base system + 2 add-on modules + 24 L1 batteries)	153 kg (337 lb.) (Batteries are shipped separately)	1027 kg (2264 lb.)	776 mm x 780 mm x 1757 mm (30 x 31 x 69)
	Maximum system (base system + 2 add-on modules + eighteen 12IR125 batteries)		1103 kg (2432 lb.)	
	Preassembled base system + 1 add-on module	145 kg (320 lb.) (Batteries are shipped separately)		776 mm x 780 mm x 1176 mm (30 x 31 x 46.5)

National Environmental Policy Act (NEPA) Screening Report

Prepared for:

MetroPCS NE
C/o Wellman Associates, Inc.
70 Broadway Street
Westford, MA 01886



**MODERN HEAT
GLOUCESTER / BOS0307B**

**37 Causeway Street
Gloucester, Massachusetts 01930**

EBI Project No. 61092411

Site Report Date: May 28, 2009

May 28, 2009

Mr. Sean Conway
MetroPCS NE
C/o Wellman Associates, Inc.
70 Broadway Street
Westford, MA 01886

Subject: National Environmental Policy Act (NEPA) Screening Report
Modern Heat Gloucester / BOS0307B
37 Causeway Street, Gloucester, Massachusetts
EBI Project #61092411

Dear Mr. Conway:

Attached please find our *National Environmental Policy Act (NEPA) Screening Report*, (the Report) for the proposed telecommunications installation at the address noted above (the Subject Property). The purpose of this Report is to evaluate the above-referenced property for environmental and historical concerns specified by the Federal Communications Commission (FCC) in 47 CFR 1.1307, and general industry standards.

The Subject Property, known as Modern Heat Gloucester / BOS0307B, consists of an approximately 2-acre lot that is improved with one commercial building, built in 1966, that is currently occupied by Modern Heat of Gloucester. The building is located on the western portion of the Subject Property. Areas surrounding the building are occupied by grassy landscaping and paved parking areas.

As of the date of this Report, MetroPCS NE proposes to façade mount 4 panel antennas at a centerline height of 37-feet Above Ground Level (AGL) on the existing 40-foot high upper building rooftop. Support equipment will be located within a 11-foot by 17-foot lease area within the first floor existing building. Utilities will be routed from existing connections on the first floor through the building to the antennas. The equipment will be connected to the antennas via interior cable runs.

Please find the attached National Environmental Policy Act (NEPA) Checklist, NEPA Summary Report, and associated documentation for the above-referenced site. Based upon the results of our assessment, it appears that the proposed installation will not adversely impact any of the criteria as outlined in 1.1307(a) items (1) through (8) and preparation of an Environmental Assessment (EA) for these criteria is not required.

The Report was completed according to the terms and conditions authorized by you. There are no intended or unintended third party beneficiaries to this Report, unless specifically named. EBI is an independent contractor, not an employee of either the property owner or the project proponent, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction. Note that the findings of this Report are based on the project specifications provided to EBI and described in this Report. In the event that the design or location of the installation changes, please contact EBI as additional review and/or consultation may be required.

Thank you for the opportunity to prepare this Report, and assist you with this project. Please call us if you have any questions or if we may be of further assistance.


Respectfully Submitted,



Ryan McKissock
Program Manager
Direct # (412) 559-8826

Appendix A – NEPA Checklist
Appendix B – FCC NEPA Summary Report
Appendix C – Figures, Drawings, and Maps
Appendix D – NPA Checklist and Supporting Documentation

APPENDIX A NEPA CHECKLIST

	Site type (choose one): <input type="checkbox"/> Raw land <input type="checkbox"/> Tower colo <input checked="" type="checkbox"/> Other colo <input type="checkbox"/> Tower Replacement	Site ID: Modern Heat Gloucester / BOS0307B	Site Address: 37 Causeway Street, Gloucester, Massachusetts
---	---	--	---

NEPA Land Use Screening Checklist


FCC NEPA Category	Consulting Agency to Contact	Check appropriate boxes below			
		No Adverse Impact	Potential Adverse Impact	Exempt from Review	NPA Applies
Designated Wilderness Areas	National Park Service, US Forest Service, Bureau of Land Management (BLM)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Designated Wildlife Preserves	National Park Service, US Forest Service, BLM	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Threatened or Endangered Species & Critical Habitats	US Fish & Wildlife Service - Field Office (USF&WS)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Historic Places	State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer (THPO)	<input type="checkbox"/> SHPO consultation completed	<input type="checkbox"/>	<input type="checkbox"/>	Collocation Agreement applies: <input checked="" type="checkbox"/> Nationwide Agreement Exclusion applies: <input type="checkbox"/>
Indian Religious Sites	American Indian Tribes, Bureau of Indian Affairs	<input type="checkbox"/> Tribal consultation completed	<input type="checkbox"/>	<input type="checkbox"/>	Collocation Agreement applies: <input checked="" type="checkbox"/> Nationwide Agreement Exclusion applies: <input type="checkbox"/>
Floodplain	Federal Emergency Management Agency (FEMA)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands & Surface Waterways	USF&WS NWI Maps US Army Corps of Engineers (ACOE)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Signature: [Signature] Company: EBI Consulting

Print name: Ryan McKissock Date: May 28, 2009

APPENDIX B
FCC NEPA SUMMARY REPORT

FCC NEPA Summary Report
(47 CFR Subpart I, Chapter I, Sections 1.1301-1.1319)

	Site type (choose one): <input type="checkbox"/> Raw land <input type="checkbox"/> Tower colo <input checked="" type="checkbox"/> Other colo <input type="checkbox"/> Tower Replacement	Site ID: Modern Heat Gloucester / BOS0307B	Site Address: 37 Causeway Street, Gloucester, Massachusetts
---	---	--	---

1. Is the antenna structure located in an officially designated wilderness area?

The proposed installation consists of mounting antennas to an existing structure; therefore, this project is not expected to significantly affect officially designated wilderness areas, and the action is categorically excluded from environmental processing (47 CFR 1.1306).

2. Is the antenna structure located in an officially designated wildlife preserve?

The proposed installation consists of mounting antennas to an existing structure; therefore, this project is not expected to significantly affect officially designated wildlife preserves, and the action is categorically excluded from environmental processing (47 CFR 1.1306).

3. Will the antenna structure likely affect threatened or endangered species or designated critical habitats? (Ref. 50 CFR Part 402)

The proposed installation consists of mounting antennas to an existing structure; therefore, this project is not expected to significantly affect threatened or endangered species or designated critical habitats, and the action is categorically excluded from environmental processing (47 CFR 1.1306).

4. Will the antenna structure affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or potentially eligible for listing in the National Register of Historic Places (NRHP)? (Ref. 36 CFR Part 800 regulations implementing Section 106 of the National Historic Preservation Act).

EBI evaluated whether the stipulations contained within Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (Collocation Agreement) allow MetroPCS NE to construct the proposed facility without consulting with the State Historic Preservation Officer (SHPO). The Collocation Agreement's exclusionary conditions for SHPO consultation apply to this project. According to Gloucester Assessors and Building Department records (or site contact), the existing water building currently proposed to be occupied by MetroPCS NE was constructed circa 1966. A review of SHPO files indicates that the Subject Property building is not a National Historic Landmark, or listed or eligible for listing on the National Register of Historic Places. Further, EBI's review of SHPO files also indicates that the Subject Property is not within the boundaries of a historic district or within 250 feet of and visible from ground level of a historic district.

In summary, the proposed action at the above-referenced property was determined to meet the conditions set forth in the Collocation Agreement. Therefore, the collocation is recognized to have minimal or no adverse effects on historic properties and review of the collocation under the consultation process set forth under Subpart B of 36 CFR Part 800 is not required. According to the Collocation Agreement, the licensee has properly taken into account the effects of their action on historic properties and has fulfilled its Section 106 compliance responsibilities. As such, the collocation requires no further environmental processing under Section 1.1307(a) (4) of the FCC Rules.

5. Will the antenna structure affect Indian religious site(s)

The proposed action at the above-referenced property was determined to meet the conditions set forth in the Stipulations of the Collocation Agreement. Therefore, the installation is recognized to have minimal or no adverse effects on Indian religious sites, Traditional Cultural Properties, or historic properties and review of the collocation under the consultation process set forth under Subpart B of 36 CFR Part 800 is not required. According to the Collocation Agreement, the licensee has properly taken into account the effects of their action on historic properties and has fulfilled its Section 106 compliance responsibilities. As such, the installation requires no further environmental processing under Section 1.1307(a) (5) of the FCC Rules.

6. Will the antenna structure be located in a floodplain? (Ref. Executive Order 11988 and 40 CFR Part 6, Appendix A)

The proposed installation consists of mounting antennas to an existing structure; therefore, this project is not expected to significantly affect floodplains, and the action is categorically excluded from environmental processing (47 CFR 1.1306).

7. Will construction of the antenna structure involve significant change in surface features (e.g. wetlands, deforestation, or water diversion)? (Ref. Executive Order 11990 and 40 CFR Part 6, Appendix A)

The proposed installation consists of mounting antennas to an existing structure; therefore, this project is not expected to significantly affect surface features or wetlands, and the action is categorically excluded from environmental processing (47 CFR 1.1306).

8. Is the antenna structure located in a residential neighborhood and required to be equipped with high intensity white lights?

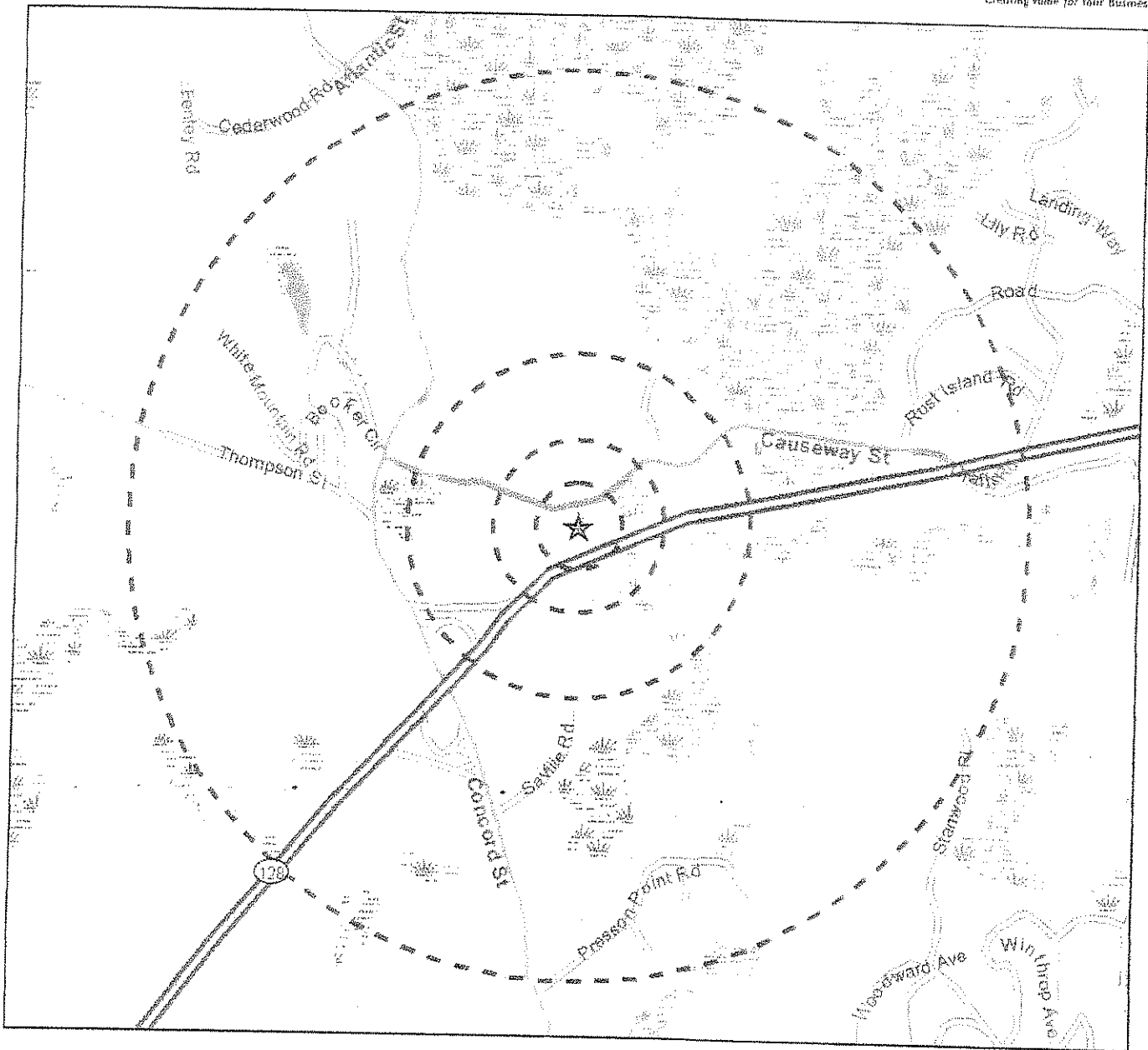
According to client representatives and site plans, the proposed installation will not include high intensity white lights and be located in a residential neighborhood.

9. Will the antenna structure equal or exceed total power (of all channels) of 2000 Watts ERP (3280 EIRP) and have antenna located less than 10 meters above the ground?

An evaluation to determine whether radiofrequency (RF) emissions standards are met was not included as part of this Report. EBI understands that client representatives will evaluate the project to ensure compliance with applicable RF standards.

APPENDIX C

FIGURES, DRAWINGS, AND MAPS



Legend

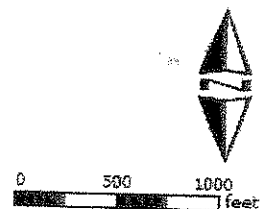
- ★ Project Site [---] Site Buffer at 250', 500', 1000' and 1/2 mile

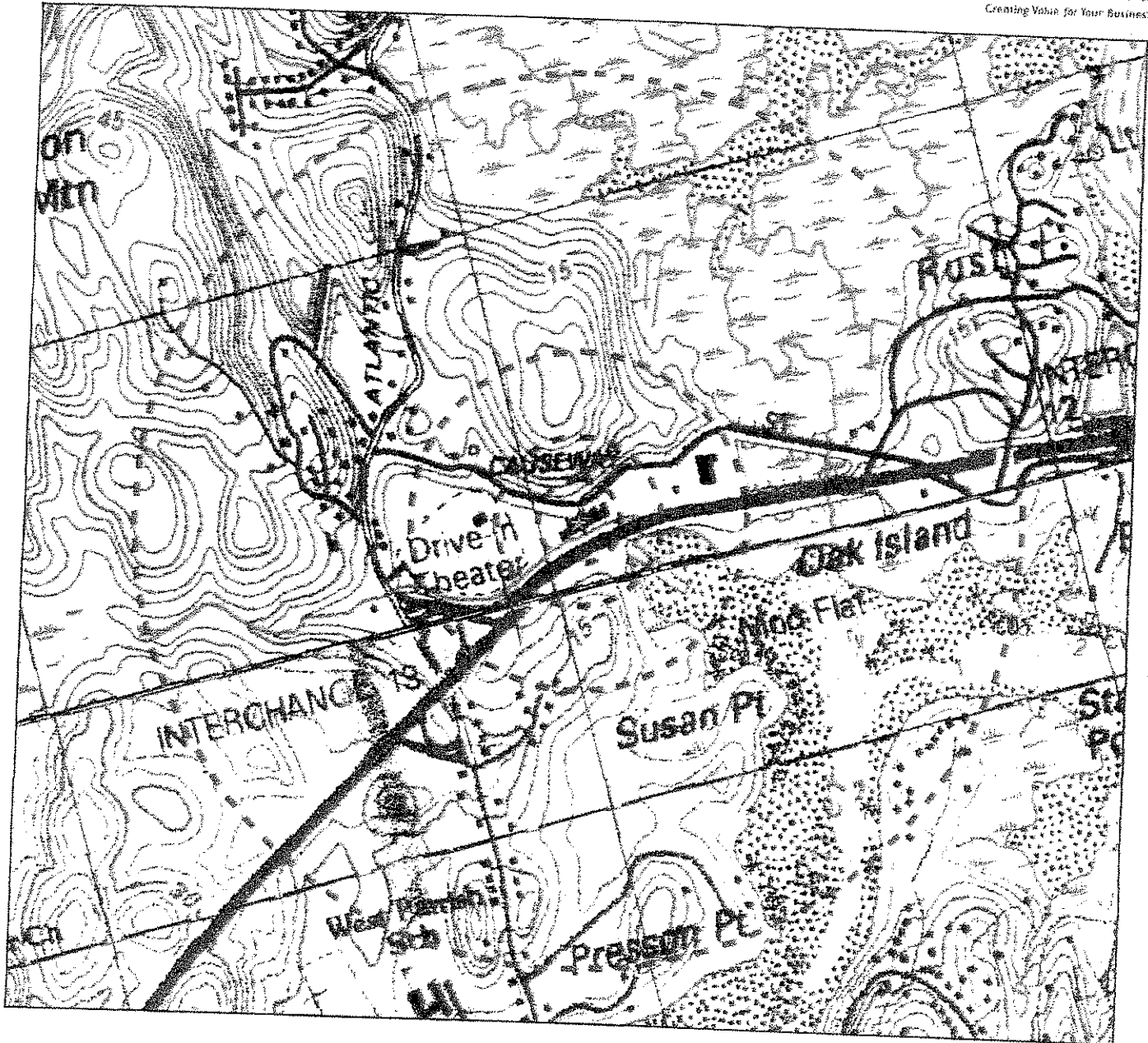
Figure 1 - Site Location Map

Source: Selected data from ESRI, EBI and NWI

BOS0307B/Modern Heat Gloucester
37 Causeway Street
Gloucester, MA 01930

PN: 61092411





Legend

- ★ Project Site [] Site Buffer at 250', 500', 1000' and 1/2 mile

USGS 24k Quad: North of Gloucester, MA and Gloucester, MA

Figure 2 - USGS Quad Location Map

Source: Selected data from ESRI, EBI and USGS

BOS0307B/Modern Heat Gloucester
37 Causeway Street
Gloucester, MA 01930

PN: 61092411



0 500 1000 feet



PROPOSED ACCESS
FROM STREET

APPROX.
TRUE NORTH

SITE PLAN



APPROVALS

SITE OWNER _____ DATE _____

CONSTRUCTION MANAGER _____ DATE _____

RF ENGINEER _____ DATE _____

SITE ACQUISITION _____ DATE _____

THE ABOVE PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES OR MODIFICATIONS THEY MAY IMPOSE.

SITE NO: BOS0307B
SITE NAME: MODERN HEAT GLOUCESTER
ADDRESS: 37 CAUSEWAY STREET
GLOUCESTER, MA 01930

metroPCS
Unlimit Yourself.

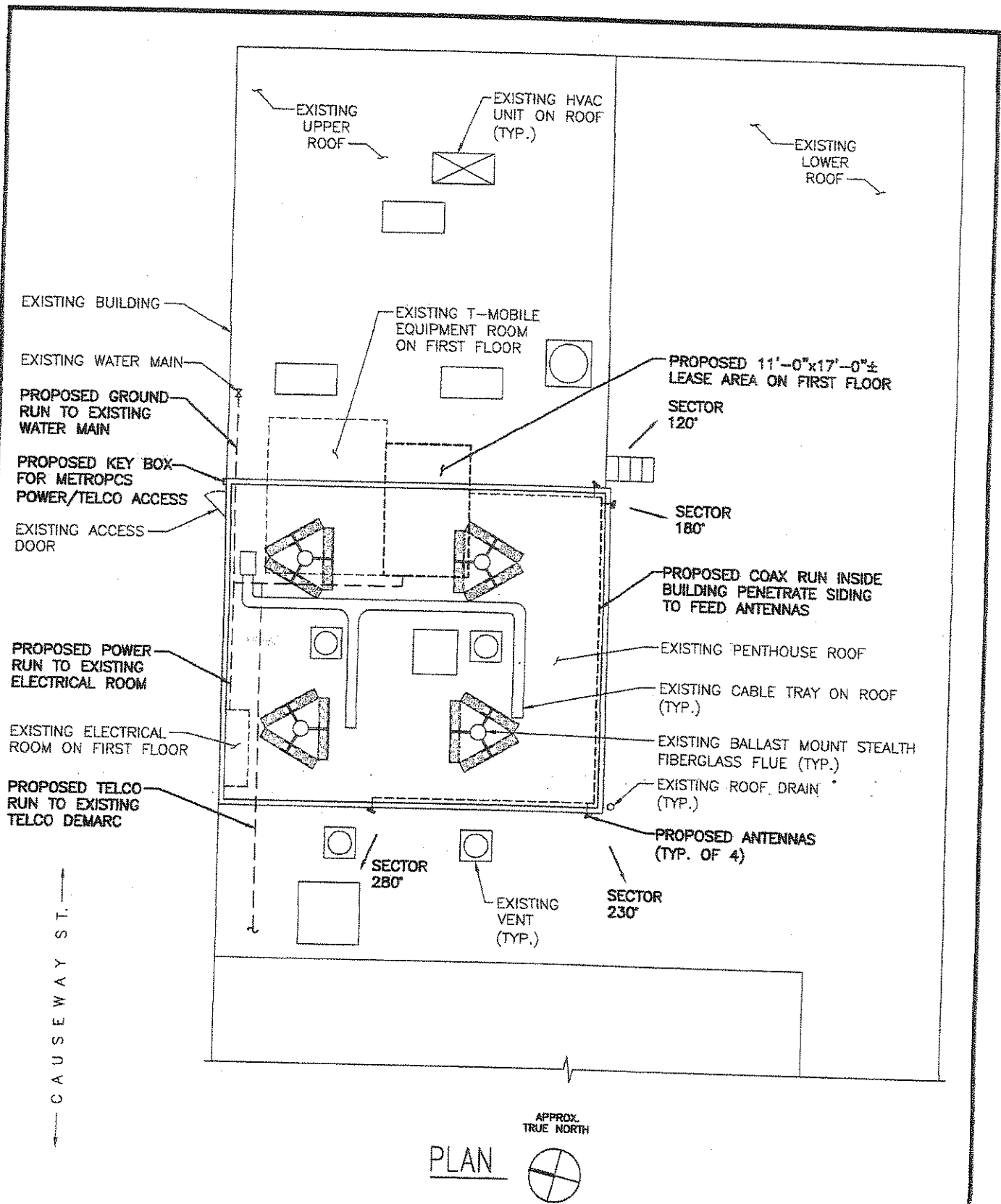
285 BILLERICA ROAD-THIRD FLOOR
CHELMSFORD, MA 01824

SITE TYPE: ROOFTOP

DATE:
04/29/09

DRAWN BY: AA

SCALE: NTS



PLAN

APPROX.
TRUE NORTH



SITE NO: BOS0307B
SITE NAME: MODERN HEAT GLOUCESTER
ADDRESS: 37 CAUSEWAY STREET
 GLOUCESTER, MA 01930

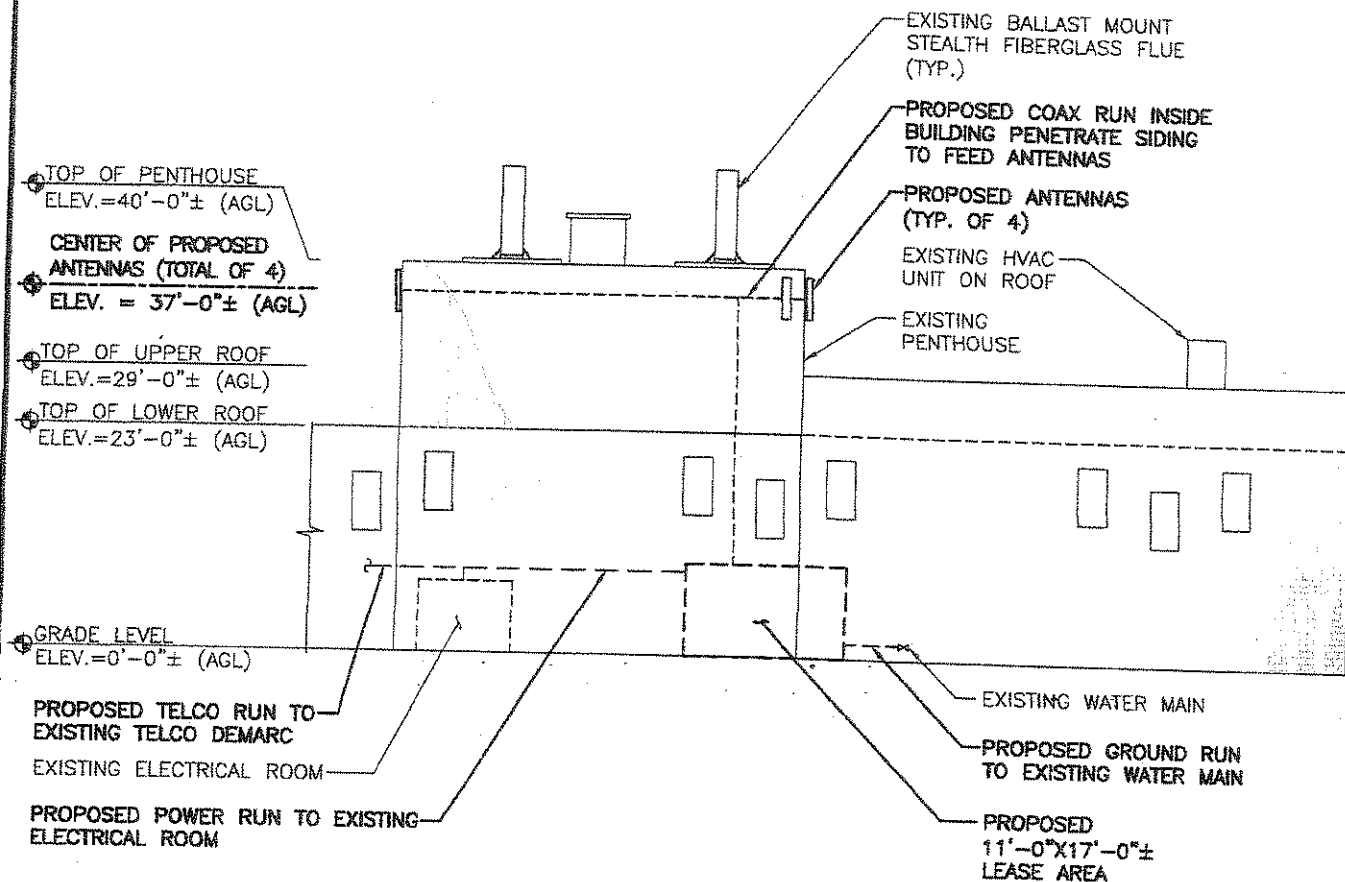
metroPCS
 Unlimit Yourself.
 285 BILLERICA ROAD-THIRD FLOOR
 CHELMSFORD, MA 01824

SITE TYPE: ROOFTOP

DATE:
 04/29/09

DRAWN BY: AA

SCALE: NTS



SOUTH ELEVATION

SITE NO: BOS0307B
SITE NAME: MODERN HEAT GLOUCESTER
ADDRESS: 37 CAUSEWAY STREET
 GLOUCESTER, MA 01930

metroPCS
 Unlimit Yourself.

285 BILLERICA ROAD-THIRD FLOOR
 CHELMSFORD, MA 01824

SITE TYPE: ROOFTOP

DATE:

04/29/09


DRAWN BY: AA

SCALE: NTS

APPENDIX D

NPA CHECKLIST AND SUPPORTING DOCUMENTATION

**APPLICABILITY OF NATIONWIDE PROGRAMMATIC AGREEMENT FOR REVIEW OF
EFFECTS ON HISTORIC PROPERTIES (NPA)**

	Site type (choose one): <input type="checkbox"/> Raw land <input type="checkbox"/> Tower colo <input checked="" type="checkbox"/> Other colo <input type="checkbox"/> Tower Replacement	Site ID: Modern Heat Gloucester / BOS0307B	Site Address: 37 Causeway Street, Gloucester, Massachusetts
---	---	--	---

- ☐ **Enhancement of a Tower (Exclusion A)**
 Yes ☐ No ☐ Will the proposed action consist of a collocation as defined by the NPA?
 Yes ☐ No ☐ Will the proposed action create a "substantial increase" in the size of the tower?
- ☐ **Construction of a Replacement Tower (Exclusion B)**
 Yes ☐ No ☐ Can the proposed replacement tower be considered a "substantial increase" in height, mass, or size in relation to the existing tower located at the site?
 Yes ☐ No ☐ Could the proposed replacement tower increase the boundaries of the owned or leased area surrounding the existing tower by more than thirty feet?
 Yes ☐ No ☐ Will construction of the proposed replacement tower involve excavation outside of a thirty-foot radius from the edge of owned or leased area or outside existing access or utility easements?
 Yes ☐ No ☐ If the existing tower was constructed after March 16, 2001, has the tower NOT undergone Section 106 review?
- ☐ **Construction of temporary communications tower or facility (Exclusion C)**
 Yes ☐ No ☐ Will the temporary installation involve excavation of soils?
 Yes ☐ No ☐ Will the temporary installation be in operation for more than twenty-four months?
- ☐ **Construction of Tower within strip mall, shopping center, or industrial park (Exclusion D)***
 Yes ☐ No ☐ Will the proposed tower be over 200 feet in height?
 Yes ☐ No ☐ Will the proposed tower be located in a locally designated industrial park, strip mall, or shopping center that occupies less than 100,000 square feet?
 Yes ☐ No ☐ Is the locally designated industrial park, strip mall, or shopping center located within the boundaries of or within five hundred feet of a historic property?
- ☐ **Construction of a Tower at or near utility transmission corridors (Exclusion E)***
 Yes ☐ No ☐ Will the proposed tower be located outside of or beyond fifty feet of a right-of-way designated by Federal, State, local, or Tribal governments as a location for communications towers or utility transmission and distribution lines?
 Yes ☐ No ☐ Could the proposed tower be considered a "substantial increase" in height, mass, or site in relation to existing towers or utility transmission and distribution lines located at the site?
 Yes ☐ No ☐ Will the proposed tower be located within the boundaries of a historic property?
- ☐ **Construction of a Tower in a SHPO/THPO permitted zone (Exclusion F)**
 Yes ☐ No ☐ Will the construction of the tower occur outside of an area designated by the SHPO and/or THPO for the construction of communications towers and associated facilities?

- ☐ **Collocation of antennas on tower constructed on or before March 16, 2001 (Stipulation IIIA)**
 Yes ☐ No ☐ Will the collocation result in a substantial increase in the size of the tower?
 Yes ☐ No ☐ Has the FCC determined that the tower has, or potentially has, an "adverse effect" on historic properties?
 Yes ☐ No ☐ Is the tower pending environmental review before the FCC involving compliance w/Sec. 106?
 Yes ☐ No ☐ Has the licensee or tower owner received notification of complaint from the public, SHPO, or Council that the collocation will have an adverse effect on historic properties?

- ☐ **Collocation of antennas on tower constructed after March 16, 2001 (Stipulation IVA)**
 Yes ☐ No ☐ Has the tower NOT undergone Section 106 review?
 Yes ☐ No ☐ Will the collocation result in a substantial increase in the size of the tower?
 Yes ☐ No ☐ Has the FCC determined that the tower has or will have, or potentially has or will have, an "adverse effect" on historic properties?
 Yes ☐ No ☐ Has the licensee or tower owner received notification of complaint from the public, SHPO, or Council that the collocation will have an adverse effect on historic properties?

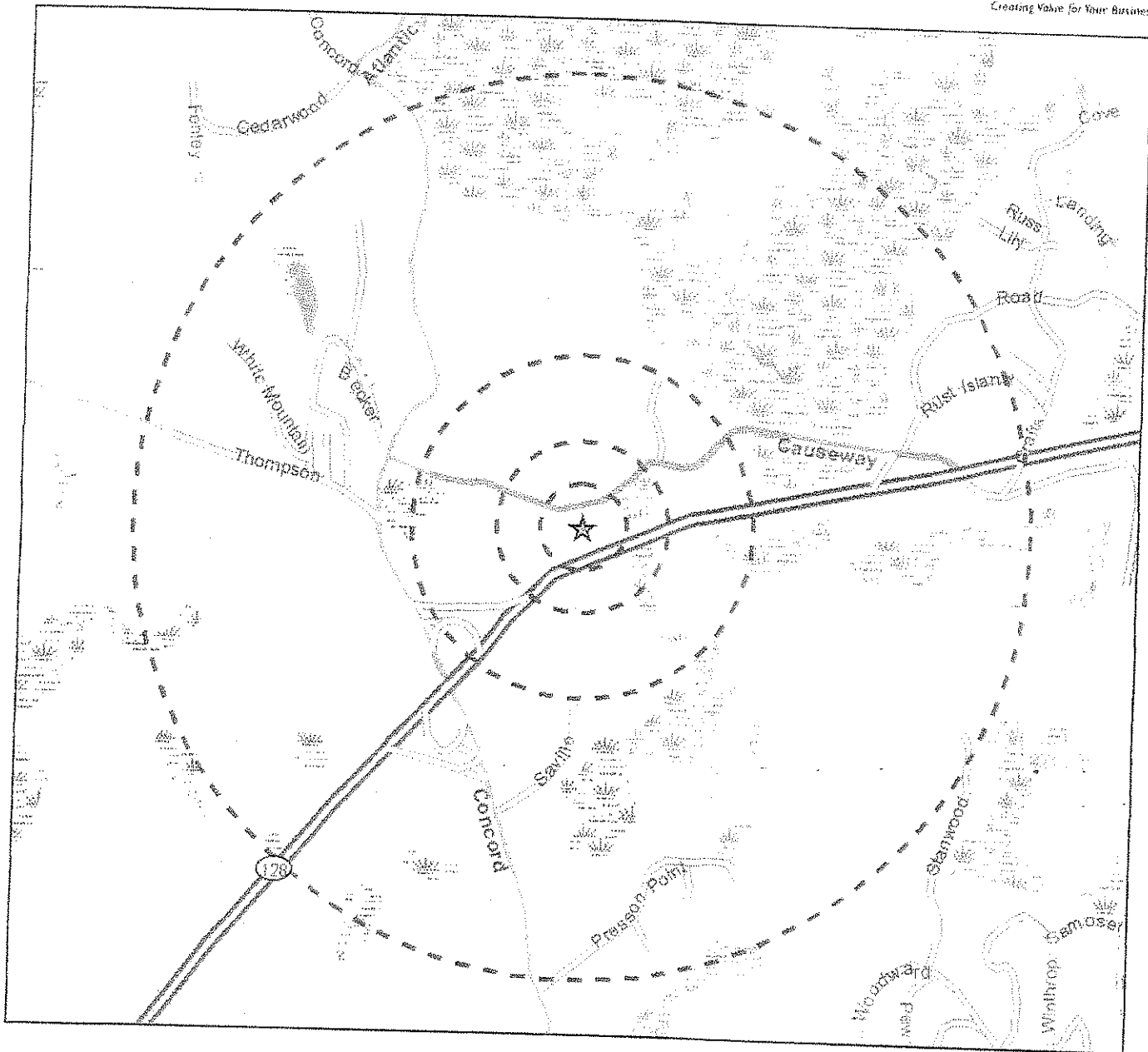
- ☒ **Collocation of antennas on buildings/non-tower structures (Stipulation VA)**
 Yes ☐ No ☒ Is the building/structure over 45 years old?
 Yes ☐ No ☒ Is the building/structure located within a historic district, or located within 250 feet of and visible from the ground level of a historic district?
 Yes ☐ No ☒ Is the building/structure a National Historic Landmark, or listed or eligible for listing on the National Register of Historic Places?
 Yes ☐ No ☒ Has the licensee received notification of complaint from the public, SHPO, or Council that the collocation will have an adverse effect on historic properties?

☐ **If any questions were answered "Yes" or if No Exclusions Apply:** The proposed telecommunications installation does not meet the criteria and stipulations set forth in the NPA. Therefore, consultation with the applicable SHPO is required in accordance with 47 CFR Part 1.1301-1.1319 of the Federal Communications Commission regulations. In addition, consultation with any Indian Tribe or NHO that attaches significance to the site or area must be completed.

☒ **If all questions were answered "No":** The telecommunications installation meets the criteria and stipulations set forth in the NPA. Therefore the telecommunications installation is recognized to have minimal or no adverse effect on historic properties, and review of the project by the applicable SHPO is not required.
 *However, for projects meeting **Exclusions D or E**, consultation with any Indian Tribe or NHO that attaches significance to the site or area must be completed.

Representatives provided the answers to the above questions to EBI from both the collocation licensee and the tower owner to the best of their actual knowledge and in good faith.

MetroPCS NE	Sean Conway	978-244-7333	May 11, 2009
FCC Licensee	Contact	Phone number	Date contacted
Modern Heat Gloucester	Pete Sova	978-283-5454	May 26, 2009
Building Owner	Contact	Phone number	Date contacted
Massachusetts Historical Commission		617-727-8470	May 21, 2009
Regulatory Offices		Phone number	Date contacted



Legend

★ Project Site [] Site Buffer at 250', 500', 1000' and 1/2 mile

Historic Resources Map

Source: See associated map legend

BOS0307B/Modern Heat Gloucester
37 Causeway Street
Gloucester, MA 01930

PN: 61092411



0 500 1000 feet



May 15, 2009

City of Gloucester Zoning Board
City Hall
9 Dale Avenue
Gloucester, MA 01930

**RE: MetroPCS Massachusetts LLC (MetroPCS)
Telecommunication Equipment Noise Level, Site #BOS0307B
37 Causeway Street, Gloucester, MA 01930**

To whom it may concern:

The purpose of this letter is to demonstrate that the project proposed by MetroPCS is in compliance with the City of Gloucester Zoning Ordinance, Section 5.13.4.2d.1

My name is Daniel P. Hamm. I am a licensed professional civil engineer in the Commonwealth of Massachusetts, registration number 40720. I am an independent civil engineering consultant for the wireless industry located at 1600 Osgood Street, North Andover, Massachusetts. My professional services include providing professional engineering and consulting for design and construction of wireless facilities. I have been involved with the design and construction of wireless facilities throughout New England for over 12 years.

I am familiar with the technical specifications, published acoustical noise levels and actual operating conditions of the Lucent Modcell Outdoor Macrocell utilized by Metro PCS. The proposed MetroPCS installation consists of two (2) Lucent Modcell 4.0B outdoor equipment cabinets and two (2) Lucent EZBfo battery cabinets. The Modcell cabinets and battery cabinets are free standing units that are mechanically fastened to concrete floor on the 1st Floor of the building. During standard operating conditions, the climate control fans that are built into the Modcell cabinets create the maximum acoustical noise level of this equipment. Technical specifications from Lucent Technologies indicate that the maximum acoustical noise level of a single Modcell cabinet is approximately 65 dB(A) at a distance of approximately five (5) feet from the back of the cabinet. The noise level of two (2) Modcell cabinets operating simultaneously are approximately 67 dB(A) at a distance of five (5) feet. This sound is approximately equivalent to a small window type air conditioner or standard household dishwasher. The proposed battery cabinets and panel antennas do not produce noise during operation.

Using the Lucent Technologies distance based noise attenuation; I have estimated the maximum acoustical noise level at a distance of five (5) feet from the Modcell cabinets. The approximate linear distance from the proposed equipment to the exterior of the building in which the equipment will be located is five (5) feet. The estimated maximum at that distance for (2) cabinets operating simultaneously is approximately 67dB(A). This maximum acoustical noise level of 67dB(A) is a baseline estimate that does not account for sound attenuation from structures such as walls and vegetation. Given that the MetroPCS installation will be located on

the on the 1st floor of existing building, approximately 25' away from the outside wall of the building (which would account for an estimated 30dB(A) decrease of the equipment noise level). Therefore, the maximum estimated noise level at the base of the building in which the proposed equipment will be located is 37 dB(A).

The City of Gloucester Zoning Ordinance, Section 5.13.4.2d.1 states that ground based wireless communication equipment shall not generate noise in excess of 50 decibels at the ground level at the base of the building closest to the wireless site. Therefore, based on the above information, it is my professional opinion that the predicted maximum acoustical noise levels from the MetroPCS equipment will be in conformance with the City of Gloucester zoning ordinance requirements.

Sincerely,



Daniel P. Hamm, P.E.
President
Hudson Design Group, LLC.
1600 Osgood Street
Building 20, Suite 2-101
North Andover, MA 01845





City of Gloucester
City Hall
9 Date Avenue
Gloucester, MA 01930

May 21, 2009

RE: Wireless Telecommunication Facility – MetroPCS
Site # BOS0307B (Modern Heat – Gloucester)
37 Causeway Street
Gloucester, MA 01930

To Whom It May Concern:

The following estimate has been prepared to summarize the take down and removal costs that would be associated with the proposed MetroPCS installation at the above-referenced location. These costs are based on data compiled in the 2009 Building Construction Cost Data, 67th Annual Edition published by RS Means and from industry-specific data.

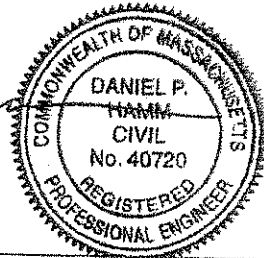
REMOVAL COSTS:

RS Means Ref.	Description	Unit	Quantity	Unit Cost	Total Cost
	Mobilization and demobilization of crews and equipment	EA	1	\$500.00	\$500.00
024119.23-0725	Dumpster Rental	EA	1	\$825.50	\$825.50
Labor Crew E18	Remove Equipment cabinets, antennas, antenna frames, and cables	LH	80	\$106.56	\$8,524.80
260505.10-0120	Remove power & telco conduits	LF	500	\$2.80	\$1,400.00
	Patch/waterproof wall penetrations	EA	1	\$3,200.00	\$3,200.00
024119.19-2040	Haul and Dump Demo Material	CY	10	\$47.50	\$475.00
	Final cleanup	EA	1	\$1,500.00	\$1,500.00
	Subtotal				\$16,425.30
	Contingencies	EA	1	10.0%	\$1,642.53
	Regional adjustment	EA	1	11.5%	\$1,868.91
	TOTAL COST				\$19,956.74

Based on the cost estimate provided in this report, it is my professional opinion that an appropriate surety amount to secure the removal of the facility would not exceed \$20,000.

Very truly yours,

Daniel P. Hamm, P.E.
President
Hudson Design Group LLC





Prepared For:
MetroPCS

Site Name:

Modern Heat Gloucester BOS0307B

Site Address:

37 Causeway Street
Gloucester, MA 01930

Prepared By:
Caron & Associates Design LLC

Benjamin E. Caron
301 Concord Street
Haverhill, MA 01830
(978) 360-3671
ben@cadslms.com

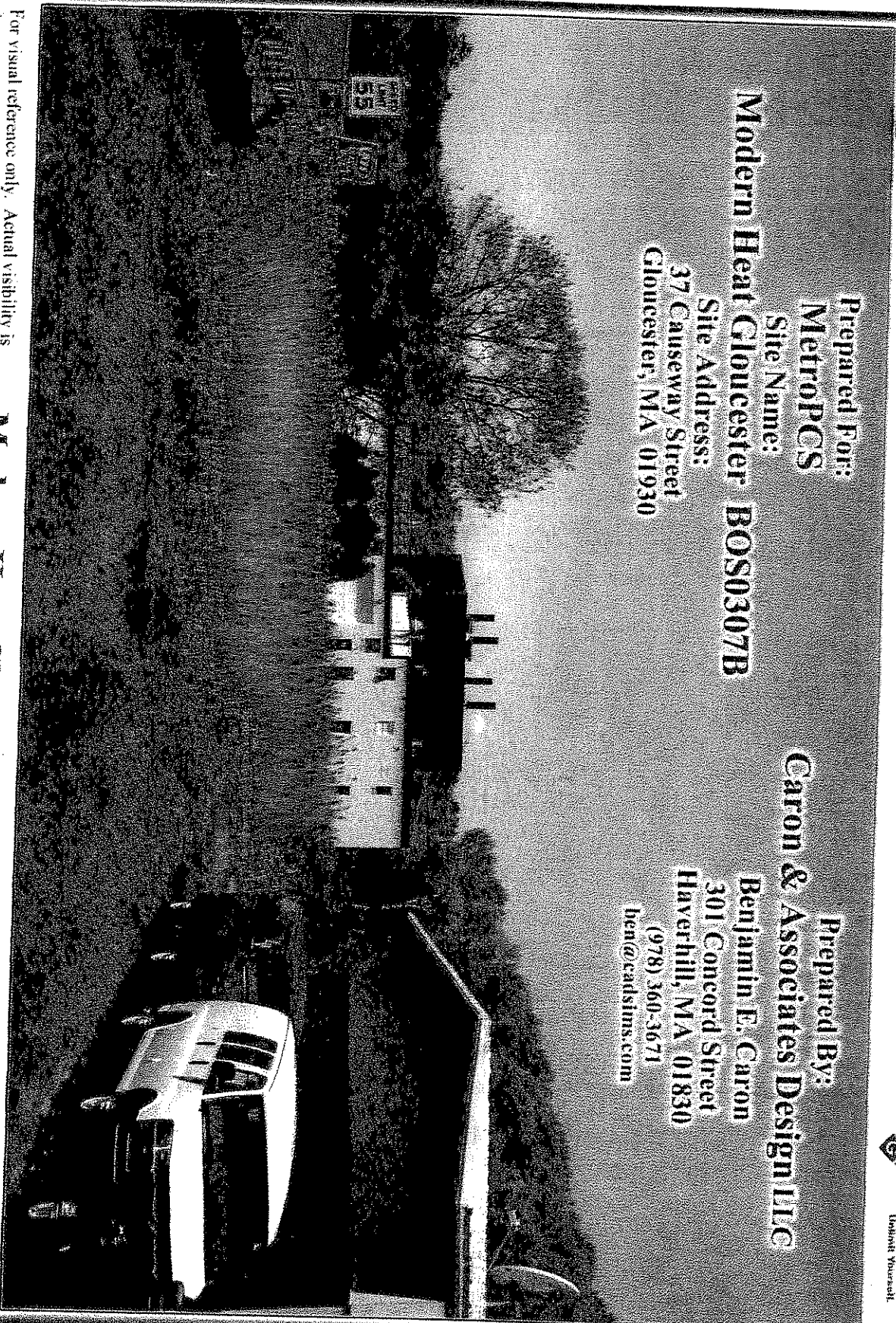
For visual reference only. Actual visibility is

dependent upon weather conditions, season,
sunlight, and viewer location.

Based upon Access Data CADD File
Road File: road307b on 05/19/2009

Modern Heat Gloucester BOS0307B
Photographic Renderings ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@cadslms.com



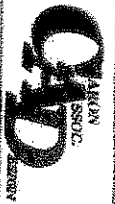


For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Modern Heat Gloucester BOS0307B

Photo Location Map ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 366-3671 info@caronhins.com



Existing
Conditions



metroPCS
Unleash Yourself.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

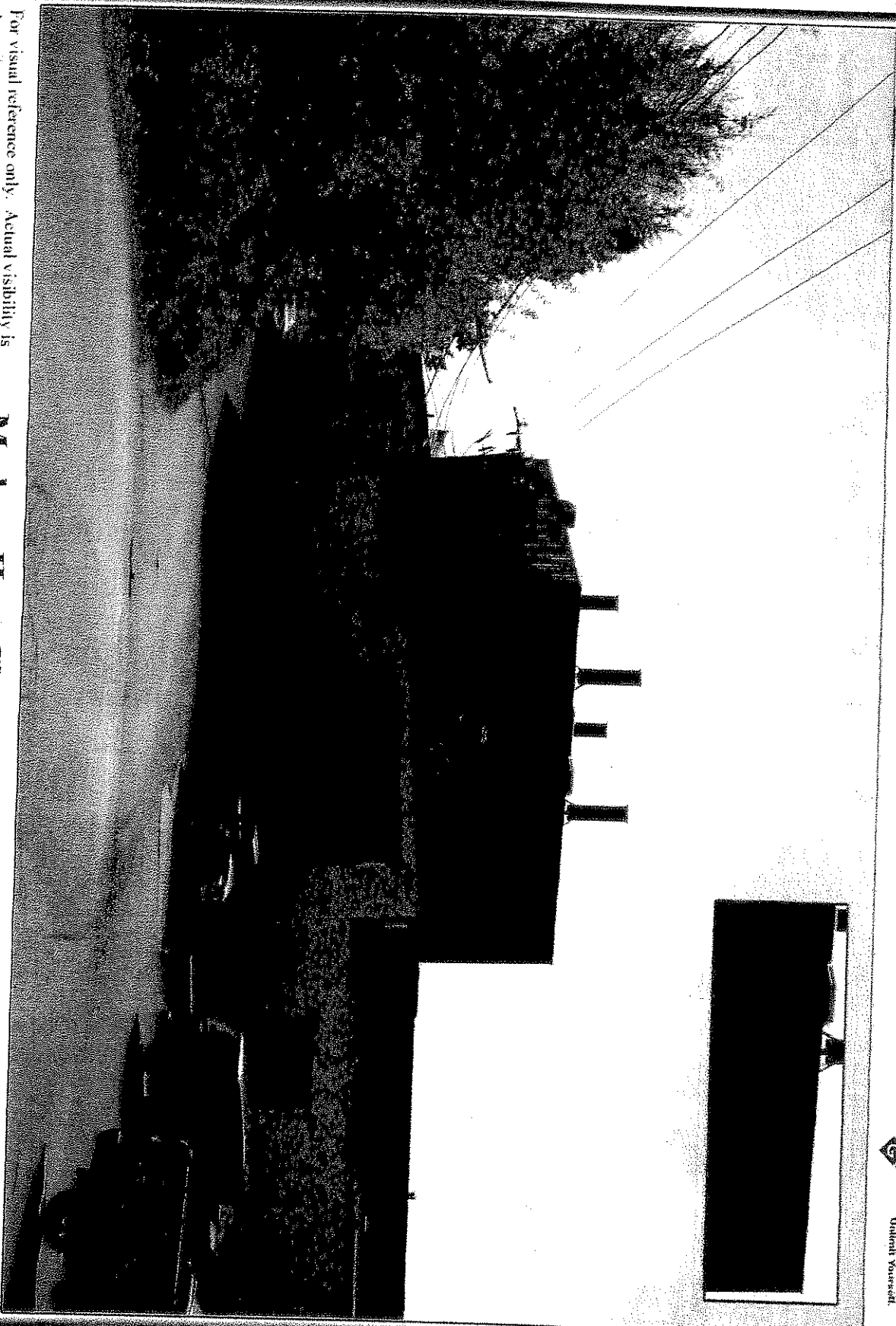
Based upon design data CAD file from HKS provided on 05/19/2009

Modern Heat Gloucester BOS0307B
Photo Location 1 ~ 50mm ~ 210' +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
CAD Tel: (978) 360-3671 info@cadstms.com



Proposed Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Aerial Data CADD File
from files provided on 05/18/2009*

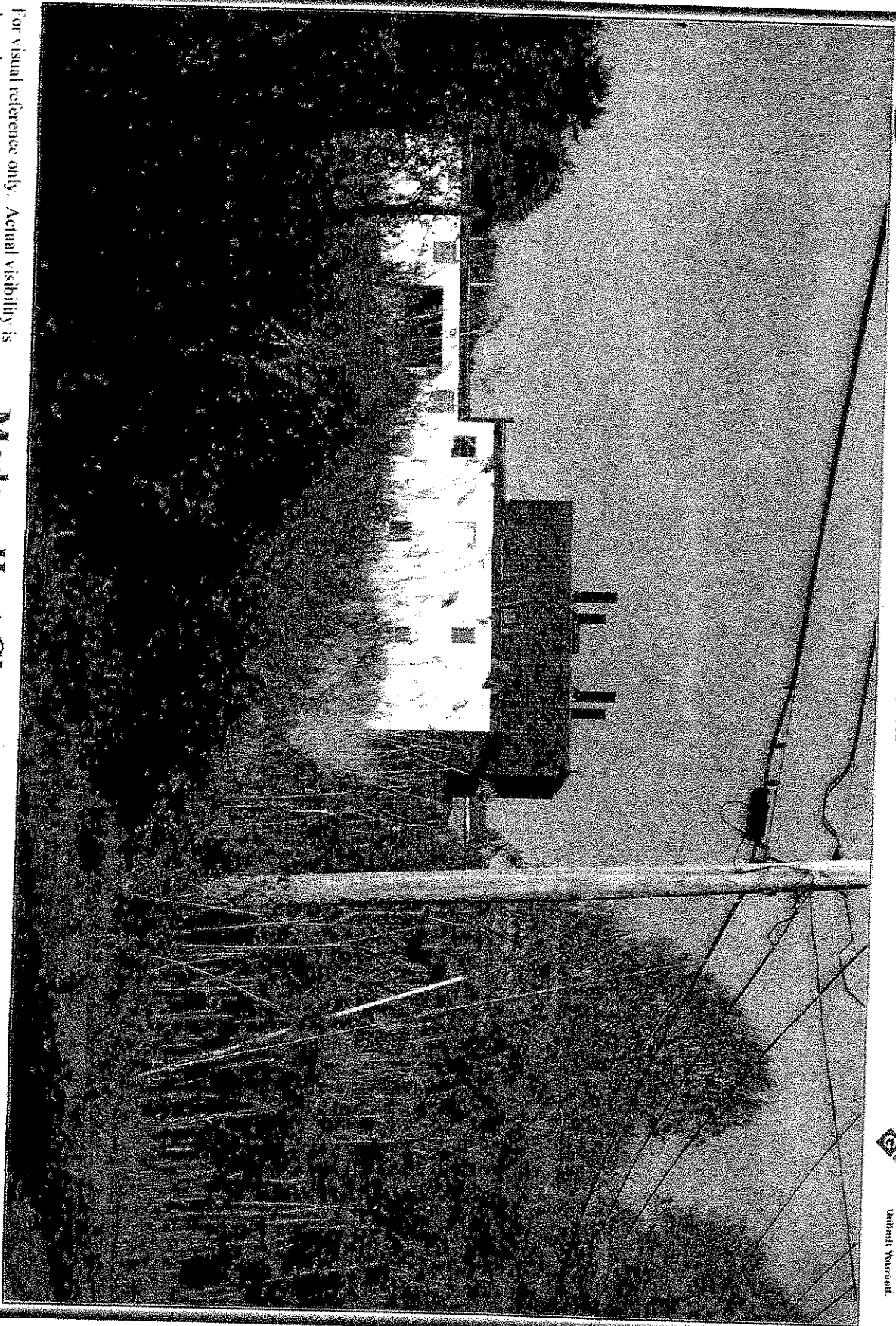
Modern Heat Gloucester BOS0307B

Photo Location 1 ~ 50mm ~ 210° +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
CADD Tel: (978) 360-3671 info@caddins.com



Existing
Conditions

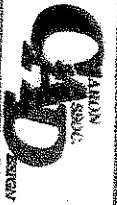


For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

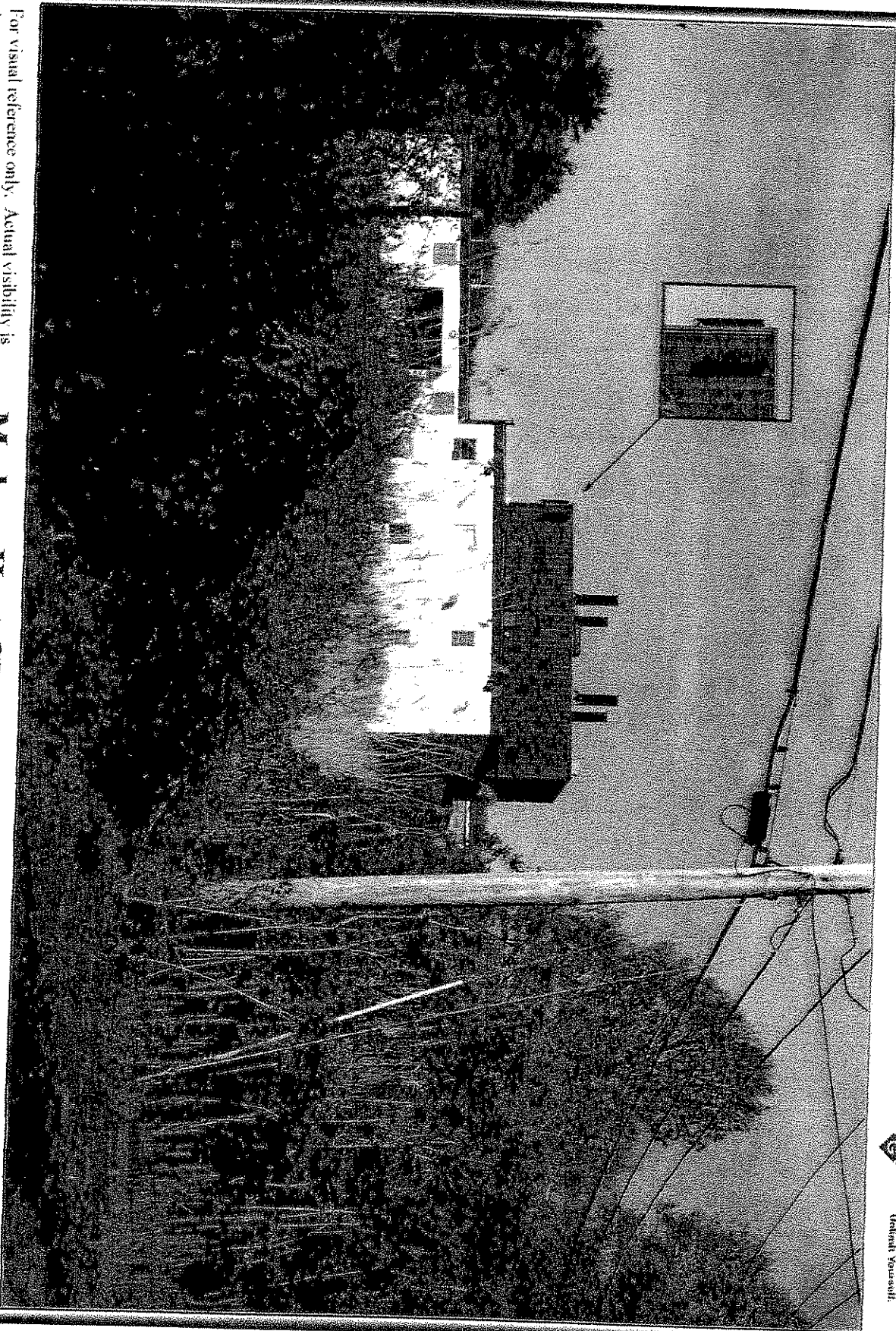
Baseline Area: Day CAD 100
From H&A photo Jan 18, 2009

Modern Heat Gloucester BOS0307B
Photo Location 2 ~ 65mm ~ 430' +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Carron & Associates Design LLC
Tel: (978) 360-3671 info@cadslms.com



Proposed
Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

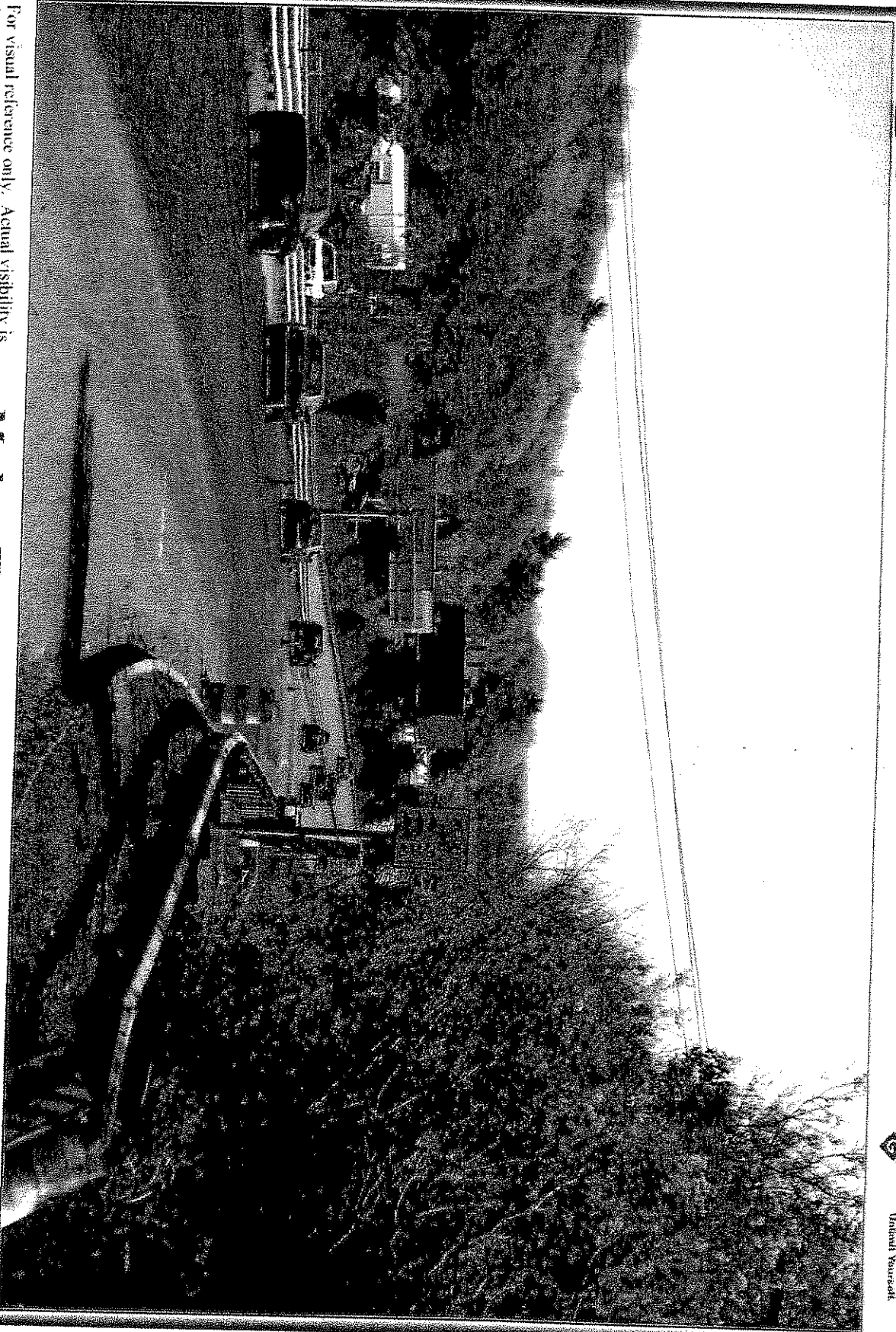
Based upon Aerial Photo CAD File:
Photo Location provided on 05/15/2009

Modern Heat Gloucester BOS0307B
Photo Location 2 ~ 65mm ~ 430' +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
CAD Tel: (978) 360-3671 info@cadshins.com



Existing
Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

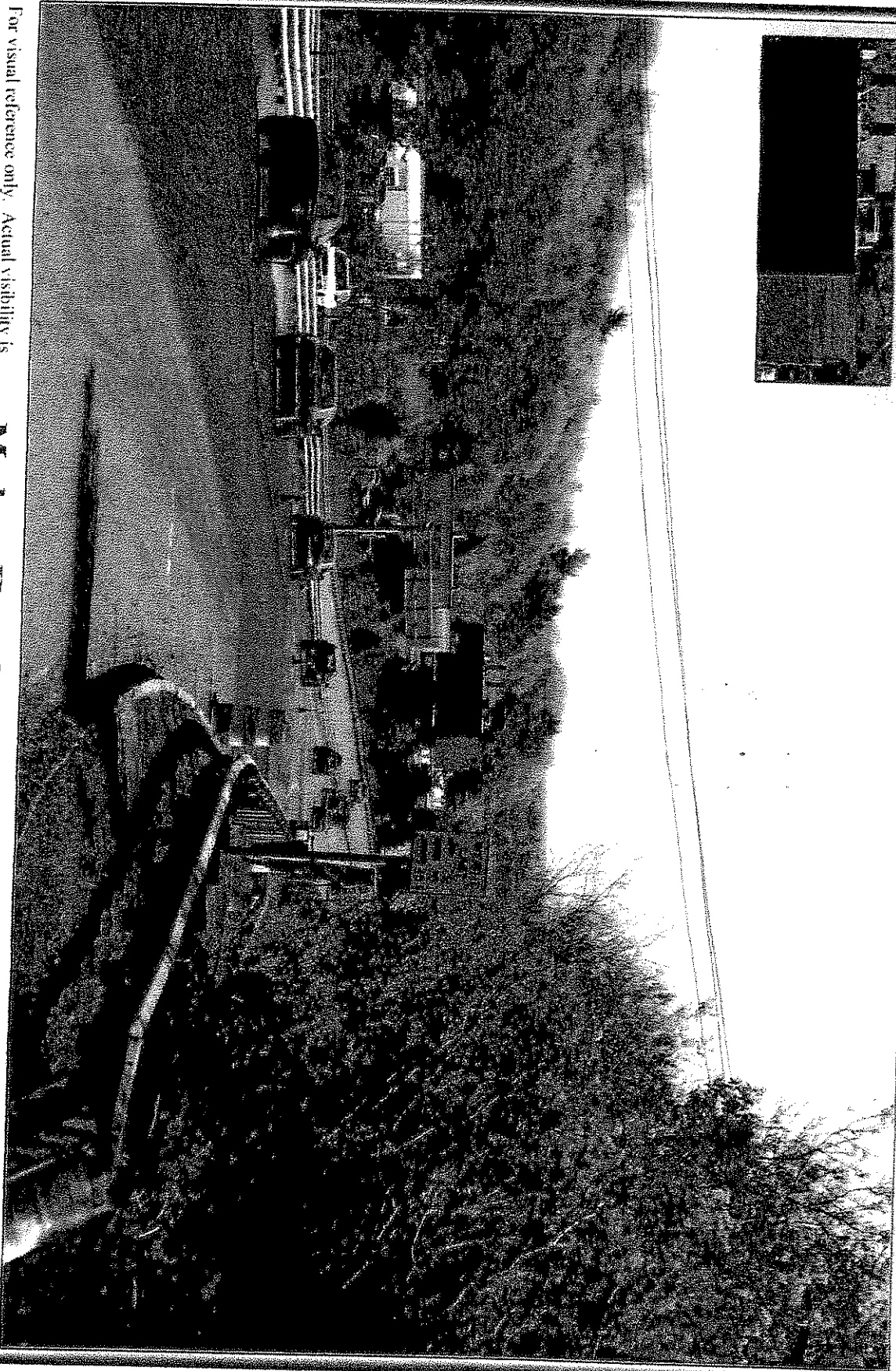
Based upon known data CAD 7/06 from files provided on 05/19/2009

Modern Heat Gloucester BOS0307B
Photo Location 3 ~ 105mm ~ 1644 1/2" Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@caronhds.com



Proposed
Conditions



For visual reference only. Actual visibility is
dependent upon weather conditions, season,
sunlight, and viewer location.

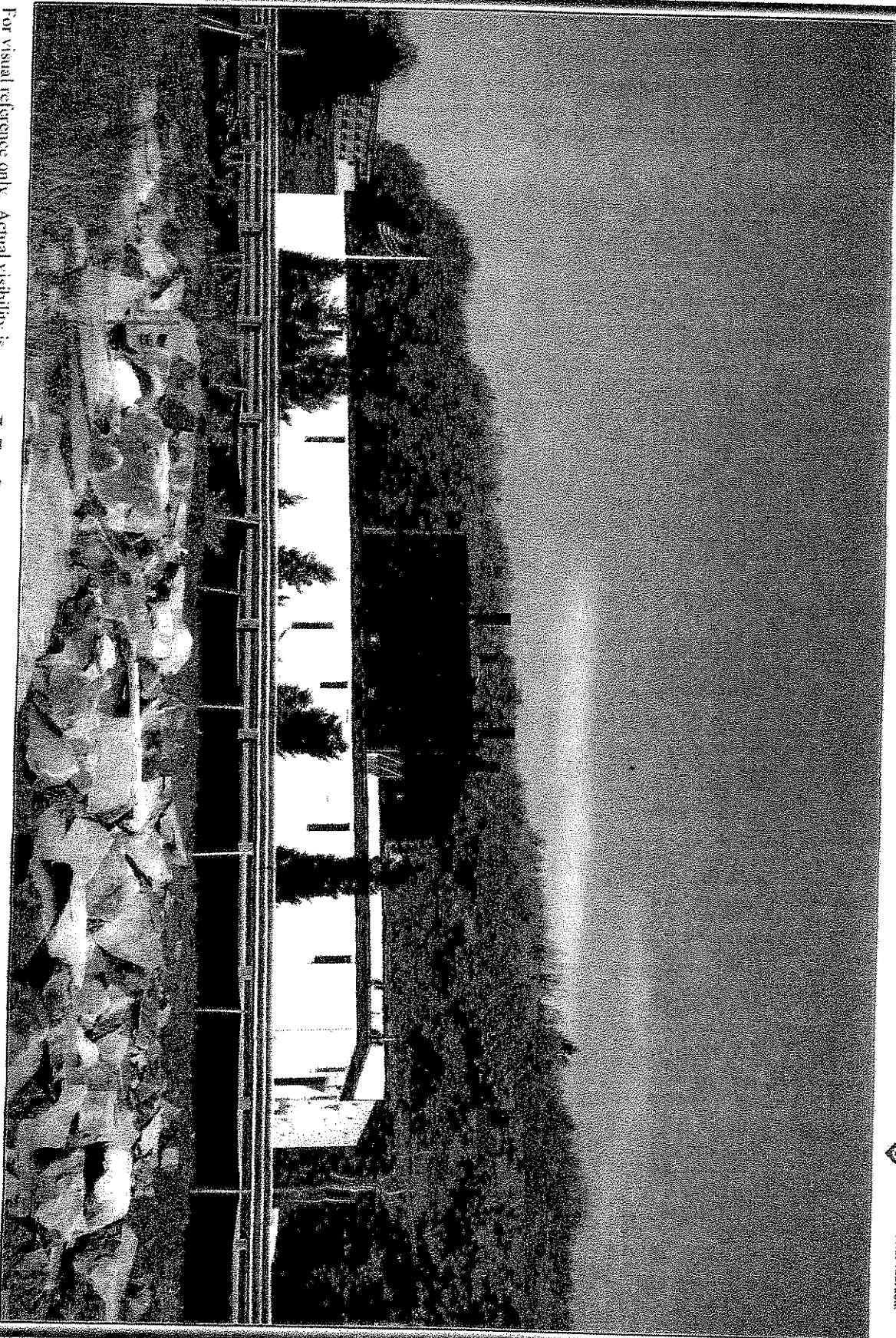
Based upon Horton Day CAD File
from H&A provided on 05/18/2009

Modern Heat Gloucester BOS0307B
Photo Location 3 ~ 105mm ~ 1644 +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@cadstms.com



Existing
Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Review Log L-02 File
from H&E provided on 05/19/2009

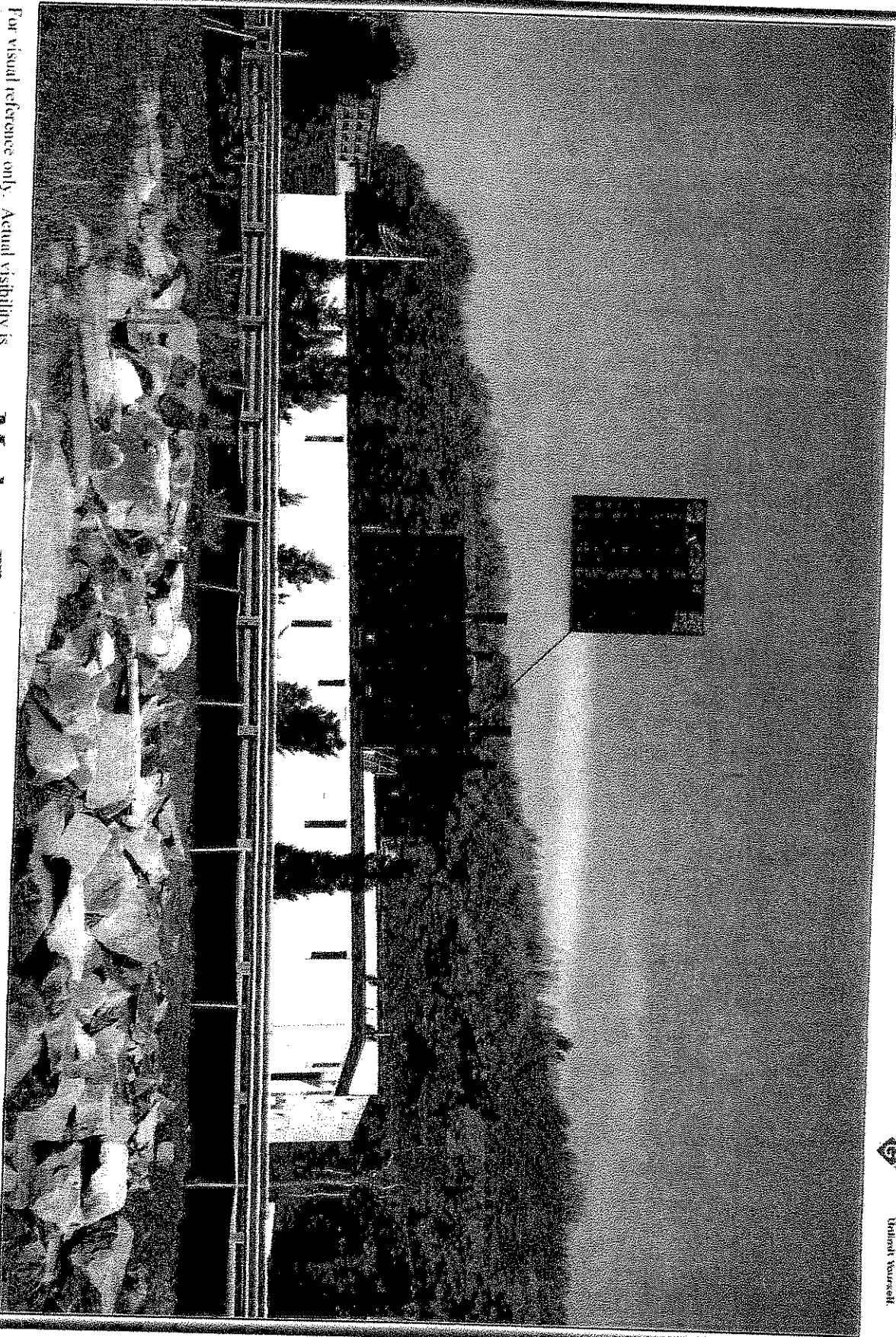
Modern Heat Gloucester BOS0307B

Photo Location 4 ~ 50mm ~ 316' +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
CA Tel: (978) 368-3671 info@cadslms.com



Proposed Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Base upon Review Log CAD file
Photo taken on 05/19/2009

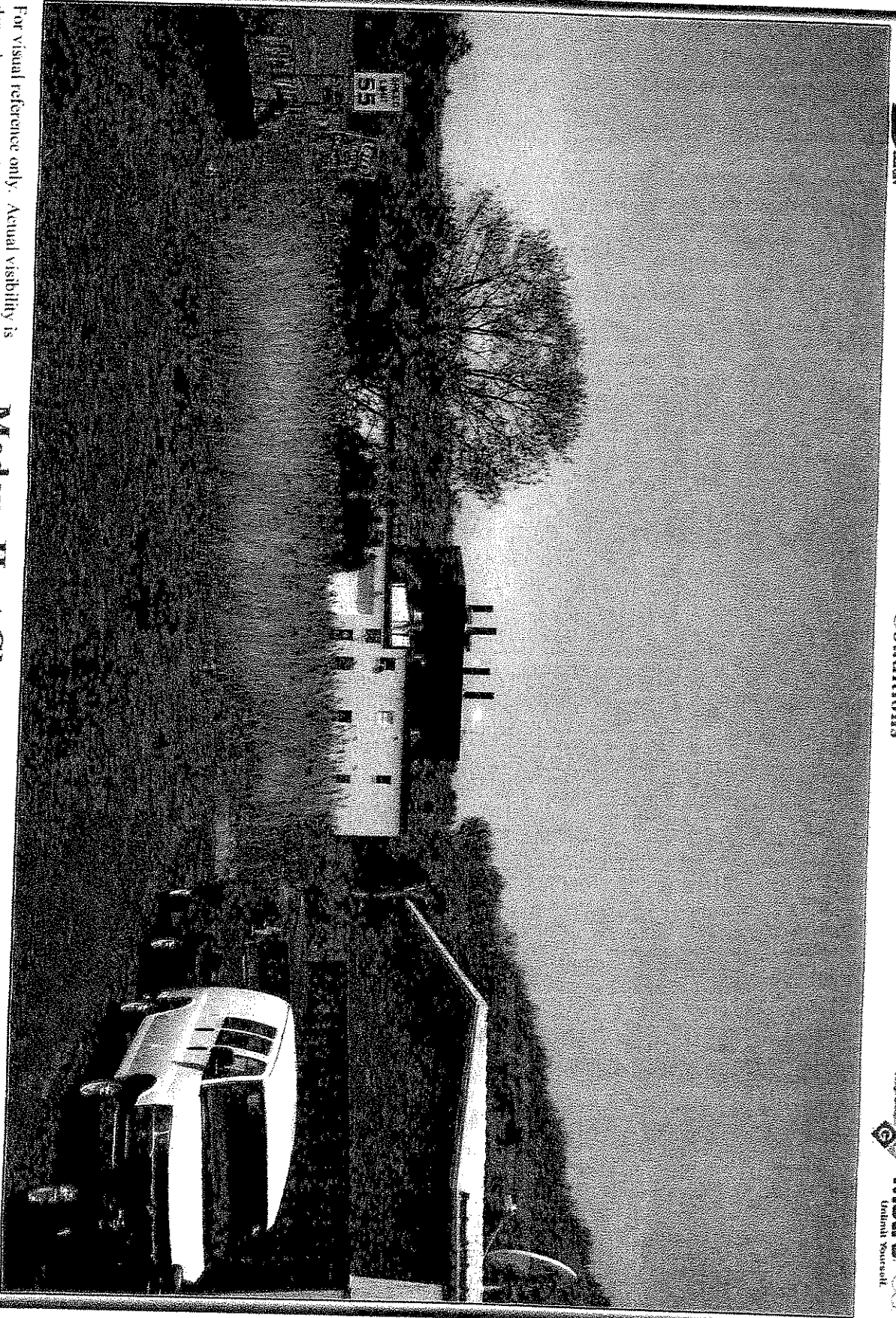
Modern Heat Gloucester BOS0307B

Photo Location 4 ~ 50mm ~ 316' +/- Away ~ 05/19/2009

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
CAD Tel: (978) 368-3671 info@cadshins.com



Existing
Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Modern Heat Gloucester BOS0307B

*Visualized from Review using CAD file
from files provided on 05/18/2009*

Photo Location 5 ~ 65mm ~ 643' +/- Away ~ 05/19/2009

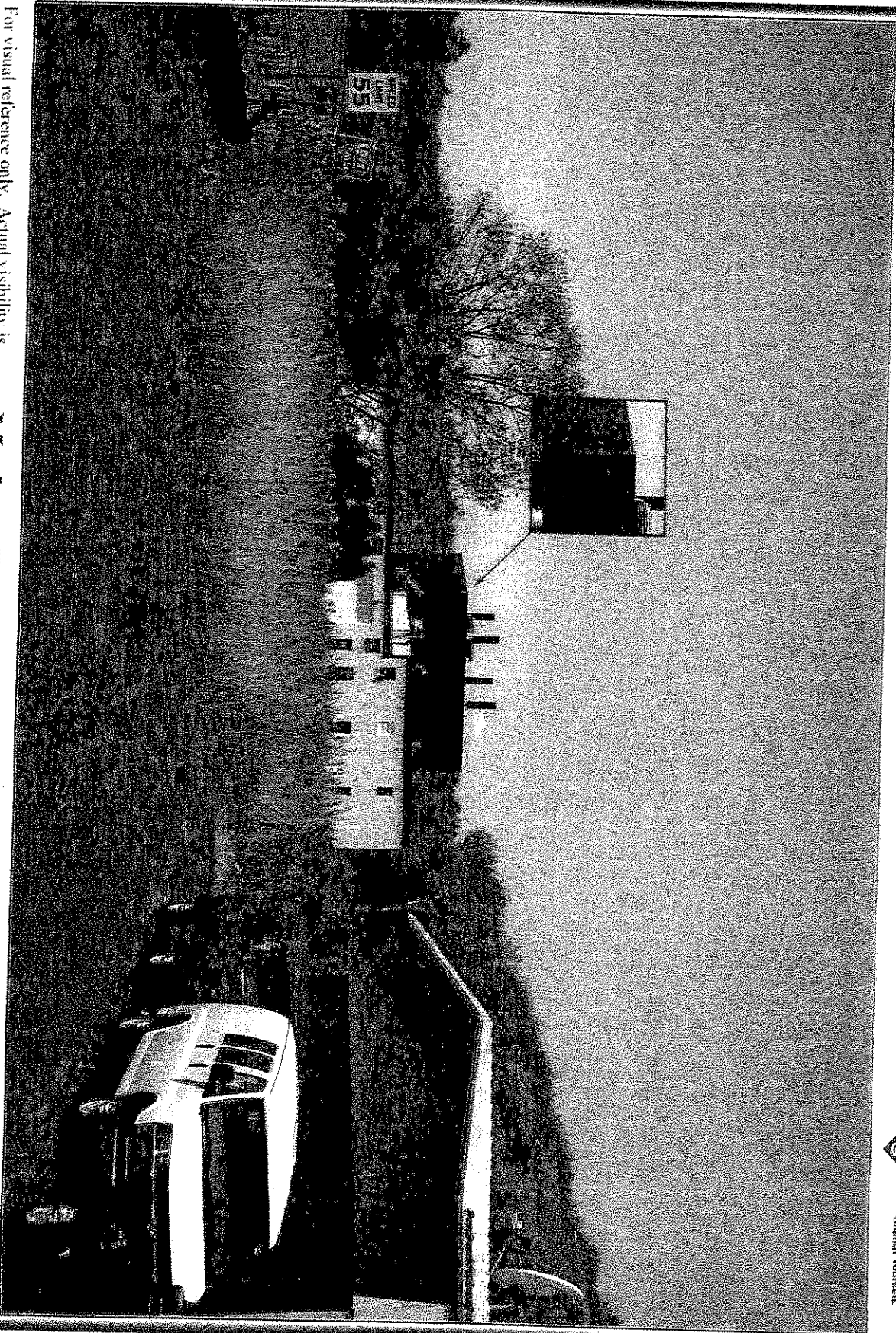
Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
CAD Tel: (978) 360-3671 info@cadhms.com



Proposed Conditions



metro POS
United. Yourself.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Designed by Hudson Design Group LLC
Photo Location 5 ~ 65mm ~ 643' +/- Away ~ 05/19/2009*

Modern Heat Gloucester BOS0307B

Created By: Hudson Design Group LLC
together with Caron & Associates Design LLC
Tel: (978) 360-3671 info@cadhudson.com

APPLICATION FOR REZONING

CITY CLERK
GLOUCESTER, MA

App. No. 2009-002

Date September 2, 2009 SEP -2 PM 2:27

TO THE CITY COUNCIL OF THE CITY OF GLOUCESTER, MASSACHUSETTS:

I (We), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance of the City of Gloucester as herewith requested, and in support of this application of the following facts are submitted:

1. The Property sought to be rezoned is located at:

Street: Western Avenue

On the northerly side of the street, known as lot number 447 (Map 200 lot 29)

It has a depth of greater than 250' and Frontage of 65 feet

2. Present Zoning Classification NB
3. Proposed Zoning Classification R10 or R30 with savings provision (page 58 Zoning Ordinance)
4. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property to be rezoned:

NAME	STREET	CITY OR TOWN
SEE ATTACHED		

(Please attach extra sheets for more names, if needed)

5. It is proposed that the property will be put to this use:
residential (presently existing)
6. It is proposed to construct the following buildings:

N/A

7. Attached is a copy of the required map which shows the property and surrounding area, with all abutters circled.

SIGNATURE AND ADDRESS OF OWNER:

Edward A. Wall Jr.
Patricia A. Wall
447 Western Ave.,
Gloucester

SIGNATURE OF PETITIONER: _____



CITY OF GLOUCESTER

GLOUCESTER, MASSACHUSETTS - 01930

REQUEST FOR ABUTTER'S LIST

TO: BOARD OF ASSESSORS

FROM:

Signature / Department

SUBJECT PARCEL: Map 200 Lot 29 Unit Area

OWNER / ADDRESS:

(To be filled out by Assessor)

4% BETTERMENT EXTENSION

Yes

No

Date _____

(To be filled out by Assessor)

LIST OF ABUTTERS:

MAP 200 LOT 11 UNIT

MAP _____ LOT _____ UNIT _____

MAP _____ LOT 12 UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT 13th UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT 14 UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP 201 LOT 3^v UNIT

MAP _____ LOT _____ UNIT _____

MAP _____ LOT 79 UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

MAP _____ LOT _____ UNIT _____

City of Gloucester, Abutters List

Report Description:
Abutters To Parcel... MAP 200 LOT 29

Please be aware that the abutters list reflects mailing addresses for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors

Abutter	Street Address	Parcel No.	Mailing Address
1 200 8 HURST CLAIRE A TR	465 WESTERN AV	200 8	1 PAGE ST GLOUCESTER MA 01930
2 200 11 NALLY MARTIN J & CHERYL L	453 WESTERN AV	200 11	5 UNIVERSITY LN MANCHESTER MA 01944
3 200 12 SHAFFER R & L WILKINSON A & B	449 WESTERN AV	200 12	449 WESTERN AV GLOUCESTER MA 01930
4 200 13 AGRUSO ROSE M & JOSEPH J	445 WESTERN AV	200 13	445 WESTERN AV GLOUCESTER MA 01930
5 200 14 BAUMGAERTEL ANNA V	447R WESTERN AV	200 14	447R WESTERN AV GLOUCESTER MA 01930
6 200 29 WALL EDWARD A JR & PATRICIA A TBYE	447 WESTERN AV	200 29	447 WESTERN AV GLOUCESTER MA 01930
7 201 3 WALSH JOSEPH M & JANE L TRS	439 WESTERN AV	201 3	439 WESTERN AV GLOUCESTER MA 01930 0000
8 201 49 MASS AUDUBON SOCIETY	336 WESTERN AV	201 49	208 SOUTH GREAT RD LINCOLN MA 01773 0000

BOARD OF ASSESSORS
CITY HALL
9 DALE AVENUE
GLOUCESTER, MA 01930

9-1-09
Madeline Fleming

30

2.9 Acres by planimeter

14.3 Ac. ± (Scaled)

3.5 Acres by planimeter

29,500 by planimeter

PART LOT 3

PART LOT 4

PART LOT 5

PART LOT 6

PART LOT 7

PART LOT 8

PART LOT 9

PART LOT 10

PART LOT 11

PART LOT 12

PART LOT 13

PART LOT 14

PART LOT 15

PART LOT 16

PART LOT 17

PART LOT 18

ROAD

AVENUE

WESTERN

581,000 N

580,500 N

SEE M201 L3

100-49-bh

14

3.5 A2

10000

19468

18152

21800

19240

13100

10300

7240

5880

5270

38804

10800

11400

10750

11400

10750

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400

10750

11400